

25100

BERGIN LAND TRUST

**ADMINISTRATIVE APPEAL TO
PLANNING COMMISSION**

25100

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness
Landscape Design

June 7, 2006

Levy County
Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050

Mailing Address: P. O. Box 970
Key West Florida 33041

Office location: 600 White St.
Key West, Florida 33040

Ref: Bergin Land Trust

Phone: 305/294-1515

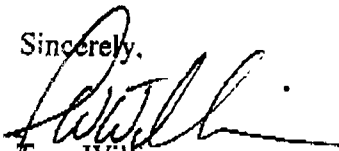
Fax: 305/292-1525

Email: tom@craigcompany.com

This letter serves as a request to continue the appeal scheduled for the Planning Commission on June 14th, 2006.

Please let me know if you have any other requirements.

Sincerely,



Tom Williams
Senior Associate

To: Bergin Land Trust
Andrew Tobin, Esq.
Donald L. Craig, AICP, File

6/7/06

1 of 1

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness
Landscape Design

April 8, 2006

Mailing Address: P. O. Box 970
Key West Florida 33041

Monroe County
Department of Planning and Environmental Resources
2798 Overseas Highway, Suite 410
Marathon, Florida 33050

Office location: 600 White St.
Key West, Florida 33040

Phone: 305/294-1515
Fax: 305/292-1525
Email: tom@craigcompany.com

Ref: Bergin Land Trust Appeal

Attached find the traffic study discussed during the appeal process to permit the movement of the residential units located on Lot 32 to Lot 17 on Summerland Key.

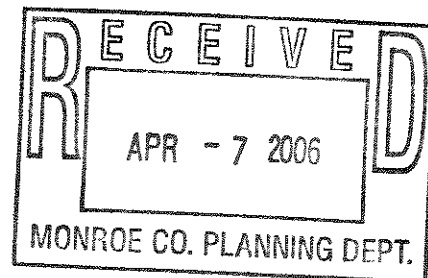
Please notify this office when we can proceed.

Sincerely,



Tom Williams
Senior Associate

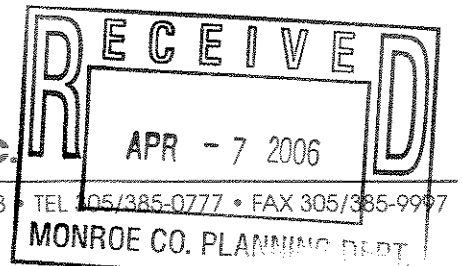
Cc: Tim Bergin
Andrew Tobin, PA
Donald L. Craig, AICP





TRANSPORT ANALYSIS PROFESSIONALS, INC.

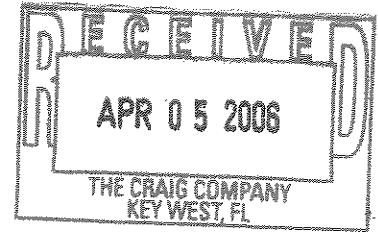
8701 S.W. 137th AVENUE • SUITE 210 • MIAMI, FL 33183-4498



FAX & MAIL

April 3, 2006

Mr. Timothy Bergin
c/o Tom Williams
The Craig Company
P.O. Box 372
Key West, Florida 33041



**RE: Proposed Relocation of Residential Housing – Summerland Key
Traffic Impact Analysis**

Dear Mr. Bergin:

Per your request, we have estimated the quantity of daily and PM peak hour trips generated by the existing and proposed relocation of residential housing on Summerland Key. According to the County's records we received from The Craig Company regarding the existing development uses, there is one (1) single family home, one (1) mobile home and one (1) apartment. We understand the goal is to remove and relocate the existing residential uses to a different location on Summerland Key and build three (3) single family homes in their place using the County's TRE transfers.

Using the seventh edition of the *Trip Generation Report* as published by the Institute of Transportation Engineers, the existing and proposed daily and PM peak hour traffic is estimated as follows:

**Existing and Proposed
Daily & PM Peak
Trip Generation**

Land Use/Size	ITE	Weighted	PM Peak Hour		
	Code	Daily	In	Out	Total
	No.	Volume			
Proposed:					
Single family homes – 3-units	210	29	2	1	3
Existing:					
Single family home – 1-unit	210	-10	-1	-0	-1
Apartment – 1-unit	220	-7	-1	-0	-1
Mobile home – 1-unit	240	<u>-5</u>	<u>-1</u>	<u>-0</u>	<u>-1</u>
	Subtotal	-22	-3	-0	-3
	Net New Trips	7	-1	1	0

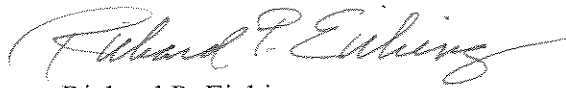
Mr. Timothy Bergin
April 3, 2006
Page 2

As indicated in the table above, the proposed new residential use will generate about seven (7) new trips a day and no new PM peak hour trips. In our opinion, there should be no perceivable impact to motorists along this portion of Monroe County.

If additional information is needed, please contact me at your convenience.

Sincerely,

TRANSPORT ANALYSIS PROFESSIONALS, INC.

A handwritten signature in cursive script, reading "Richard P. Eichinger".

Richard P. Eichinger
Senior Traffic Engineering Manager

RPE/ja/6717
Enclosures

Summary of Trip Generation Calculation
 For 3 Dwelling Units of Single Family Detached Housing
 April 03, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	9.57	3.69	1.00	29
7-9 AM Peak Hour Enter	0.19	0.00	1.00	1
7-9 AM Peak Hour Exit	0.56	0.00	1.00	2
7-9 AM Peak Hour Total	0.75	0.90	1.00	2
4-6 PM Peak Hour Enter	0.64	0.00	1.00	2
4-6 PM Peak Hour Exit	0.37	0.00	1.00	1
4-6 PM Peak Hour Total	1.01	1.05	1.00	3
AM Pk Hr, Generator, Enter	0.20	0.00	1.00	1
AM Pk Hr, Generator, Exit	0.57	0.00	1.00	2
AM Pk Hr, Generator, Total	0.77	0.91	1.00	2
PM Pk Hr, Generator, Enter	0.65	0.00	1.00	2
PM Pk Hr, Generator, Exit	0.37	0.00	1.00	1
PM Pk Hr, Generator, Total	1.02	1.05	1.00	3
Saturday 2-Way Volume	10.10	3.68	1.00	30
Saturday Peak Hour Enter	0.51	0.00	1.00	2
Saturday Peak Hour Exit	0.43	0.00	1.00	1
Saturday Peak Hour Total	0.94	0.99	1.00	3
Sunday 2-Way Volume	8.78	3.33	1.00	26
Sunday Peak Hour Enter	0.46	0.00	1.00	1
Sunday Peak Hour Exit	0.40	0.00	1.00	1
Sunday Peak Hour Total	0.86	0.95	1.00	3

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation
 For 1 Dwelling Units of Single Family Detached Housing
 April 03, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	9.57	3.69	1.00	10
7-9 AM Peak Hour Enter	0.19	0.00	1.00	0
7-9 AM Peak Hour Exit	0.56	0.00	1.00	1
7-9 AM Peak Hour Total	0.75	0.90	1.00	1
4-6 PM Peak Hour Enter	0.64	0.00	1.00	1
4-6 PM Peak Hour Exit	0.37	0.00	1.00	0
4-6 PM Peak Hour Total	1.01	1.05	1.00	1
AM Pk Hr, Generator, Enter	0.20	0.00	1.00	0
AM Pk Hr, Generator, Exit	0.57	0.00	1.00	1
AM Pk Hr, Generator, Total	0.77	0.91	1.00	1
PM Pk Hr, Generator, Enter	0.65	0.00	1.00	1
PM Pk Hr, Generator, Exit	0.37	0.00	1.00	0
PM Pk Hr, Generator, Total	1.02	1.05	1.00	1
Saturday 2-Way Volume	10.10	3.68	1.00	10
Saturday Peak Hour Enter	0.51	0.00	1.00	1
Saturday Peak Hour Exit	0.43	0.00	1.00	0
Saturday Peak Hour Total	0.94	0.99	1.00	1
Sunday 2-Way Volume	8.78	3.33	1.00	9
Sunday Peak Hour Enter	0.46	0.00	1.00	0
Sunday Peak Hour Exit	0.40	0.00	1.00	0
Sunday Peak Hour Total	0.86	0.95	1.00	1

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation
 For 1 Dwelling Units of Apartments
 April 03, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.72	3.02	1.00	7
7-9 AM Peak Hour Enter	0.10	0.00	1.00	0
7-9 AM Peak Hour Exit	0.41	0.00	1.00	0
7-9 AM Peak Hour Total	0.51	0.73	1.00	1
4-6 PM Peak Hour Enter	0.40	0.00	1.00	0
4-6 PM Peak Hour Exit	0.22	0.00	1.00	0
4-6 PM Peak Hour Total	0.62	0.82	1.00	1
AM Pk Hr, Generator, Enter	0.16	0.00	1.00	0
AM Pk Hr, Generator, Exit	0.39	0.00	1.00	0
AM Pk Hr, Generator, Total	0.55	0.76	1.00	1
PM Pk Hr, Generator, Enter	0.41	0.00	1.00	0
PM Pk Hr, Generator, Exit	0.26	0.00	1.00	0
PM Pk Hr, Generator, Total	0.67	0.85	1.00	1
Saturday 2-Way Volume	6.39	2.99	1.00	6
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.52	0.74	1.00	1
Sunday 2-Way Volume	5.86	2.73	1.00	6
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.51	0.75	1.00	1

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation
 For 1 Occupied Dwelling Units of Mobile Home Park
 April 03, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	4.99	2.59	1.00	5
7-9 AM Peak Hour Enter	0.09	0.00	1.00	0
7-9 AM Peak Hour Exit	0.35	0.00	1.00	0
7-9 AM Peak Hour Total	0.44	0.68	1.00	0
4-6 PM Peak Hour Enter	0.37	0.00	1.00	0
4-6 PM Peak Hour Exit	0.22	0.00	1.00	0
4-6 PM Peak Hour Total	0.59	0.77	1.00	1
AM Pk Hr, Generator, Enter	0.11	0.00	1.00	0
AM Pk Hr, Generator, Exit	0.33	0.00	1.00	0
AM Pk Hr, Generator, Total	0.44	0.68	1.00	0
PM Pk Hr, Generator, Enter	0.37	0.00	1.00	0
PM Pk Hr, Generator, Exit	0.23	0.00	1.00	0
PM Pk Hr, Generator, Total	0.60	0.78	1.00	1
Saturday 2-Way Volume	5.00	2.75	1.00	5
Saturday Peak Hour Enter	0.29	0.00	1.00	0
Saturday Peak Hour Exit	0.25	0.00	1.00	0
Saturday Peak Hour Total	0.54	0.74	1.00	1
Sunday 2-Way Volume	4.36	2.49	1.00	4
Sunday Peak Hour Enter	0.25	0.00	1.00	0
Sunday Peak Hour Exit	0.25	0.00	1.00	0
Sunday Peak Hour Total	0.50	0.72	1.00	1

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

The Craig Company

, 53 67 1/ 4s2/ Pl. 44240
 R/ s57/- 5u733 Pl. 44240
 L. 4d Us/ R/ 0ul. t254
 D/ v/ I563 / 4t F/ . s2229
 S2/ D/ s204
 Ex6/ 7 W24/ ss
 L. 4dsc. 6/ D/ s204

November 23, 2005

M. 2240 Add7 ss: P. O. B5x 970
 K/ 9 W/ st F15721. 33041

Monroe County Planning Department
 Attn: Planning Commission Coordinator
 2798 Overseas Highway, Suite 410
 Marathon, FL 33050-2227

Off2/ I5c. t254: 600 W12/ St.
 K/ 9 W/ st, F15721. 33040

P154/ : 305/294-1515
 F. x: 305/292-1525
 E3 . 2: t53 @c7. 20c53 6. 49.c53

Reference: Administrative Appeal Bergin Land Trust

Attached find the Administrative Appeal package for the Bergin Land Trust including the following documents:

- Application for Administrative Appeal to Planning Commission
- Monroe County Authorization Form
- Aerial Photo circa 1955
- 16 copies of Boundary Survey for Lot 32, by J.B. Case
- 16 copies of Boundary Survey for Lot 17, by J.B. Case
- Copy of Monroe County Determination Letter dated September 29, 2005
- Copy of Monroe County Determination Letter dated August 15, 2005
- Copy of Padraic Bergin Request for Determination dated March 9, 2005
- Resume of Donald L. Craig, AICP
- Mailing Labels for 13 adjacent property owners with Monroe County Property Appraiser Map

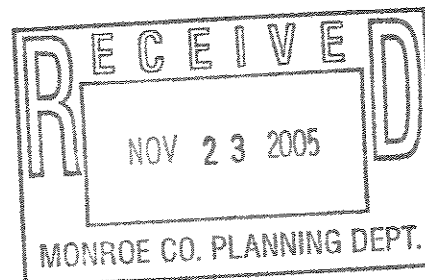
Please contact me if any additional information is required.

Sincerely,



Tom Williams
 Senior Associate

Cc: Donald Craig



11/23/05

1of1



MONROE COUNTY PLANNING DEPARTMENT
APPLICATION FOR ADMINISTRATIVE APPEAL
TO PLANNING COMMISSION

Please note that the evidence and record which forms the basis for the appeal must be submitted with this application.

If new evidence or the basis for appeal is submitted at the Planning Commission hearing, the Planning Staff will request that the hearing be continued to the next Planning Commission meeting in the area (six weeks) so that the staff has the opportunity to prepare a response to the new evidence.

If the applicant does not submit the basis for the appeal with the application, the Planning Staff will recommend denial of the appeal.

PLEASE COMPLETE ALL OF THE FOLLOWING INFORMATION:

1) DECISION BEING APPEALED: Determination that 3 existing residential units may not be rebuilt and exempt from the ROGO for RE# 00200710.000000, Lot 32 of Summerland Estates.

2) DATE OF DECISION BEING APPEALED: September 29, 2005

3) APPELLANT:

Name: _ Mr. Tim Bergin, Trustee

Address: _ 490 Lesrohde Drive

City/State/Zip: _ Ramrod Key, FL 33043

Phone Number: (305) 872-0365 (Tim Bergin)

4) AGENT (If Applicable:

Name: _ The Craig Company, Donald L. Craig and Thomas W. Williams

Address: _ P.O. Box 372, Key West, FL 33041

Phone Number: (305) 294-1515 (Fax) 292-1525

APPLICANT MUST SUBMIT A NOTARIZED LETTER AUTHORIZING THE AGENT TO ACT ON HIS BEHALF AND STATING THE AGENT'S NAME, ADDRESS, PHONE AND FAX NUMBER.

5) OWNER:

Name: Bergin Land Trust

Address: c/o Mr. Tim Bergin, 490 Lesrohde Drive

City/State/Zip: Ramrod Key, FL 33043

Phone Number: (305) 872-0365

6) LEGAL DESCRIPTION OF PROPERTY: Lot: 32 and 17 with physical address of 17 East Shore Drive, Summerland Key, Florida.

Subdivision: Summerland Estates

If in metes and bounds, attach legal description on separate sheet. Also,

KEY: Summerland MM: 24.5

7) A) LAND USE DESIGNATION: _Natural Area (NA) Lot 32, Sub Urban Residential (SR) Lot 17

B) REAL ESTATE NUMBER(S): _Lot 32 – 00200710.000000; Lot 17 – 00200610.000000

8) **A COPY OF THE BASIS FOR THE APPEAL IN THE NATURE OF AN INITIAL BRIEF AND ANY EVIDENCE INCLUDING TESTIMONY, AFFIDAVITS AND THE CURRICULUM VITAE OF ANY EXPERT WITNESS THAT WILL BE CALLED MUSTBE ATTACHED TO THIS APPLICATION**
The brief must at a minimum state all grounds for the appeal, including, but not limited to, the law being appealed and any facts necessary interpretation of those laws. (Attach additional sheets of paper if necessary.)

Suzanne Lex, Senior Planning Technician for Monroe County in response to the applicant's letter dated April 1, 2005 states in the August 15, 2005 correspondence that only two dwelling units are recognized and that they could not be rebuilt on Lot 17 as market rate units because they were not contiguous as defined by section 9.5-4(C-23). After discussing the determination with the applicant, Ms. Lex agreed that there were three dwelling units on Lot 32 in the September 29, 2005 correspondence. In this

version, Ms. Lex states that the properties are not contiguous, but rather they are adjacent as defined by section 9.5-2(A-3). Ms. Lex also elaborated on the earlier decision that the dwelling units could not be transferred to Lot 17 stating that although Lot 17 was sold and deeded with Lot 32, it was always treated as a separate parcel. Consequently, transfer of development rights would require following the ROGO and classifying the development rights as Transferable ROGO Exemptions, or TRE's; this appeal addresses that decision as follows.

The requirements of the ROGO should not apply to the movement of these structures because the development took place prior to the effective date of the ordinance. The Property Record Cards indicate that the dwelling units were built in 1958. All this means is that properties have density allocated pursuant to section 9.5-268 that states "Notwithstanding the provisions of sections 9.5-262 and 9.5-263, the owners of land upon which a lawfully established dwelling unit ... shall be entitled to one (1) dwelling unit for each such unit in existence."

The LDR's make the distinction between the ROGO TRE's and the LDR's TDR as explained in section 9.5-265. TDR's apply to all residential development rights allocated or established in sections 9.5-262, 263, and 264 which discuss residential density allocations; a developer gets a bonus if building affordable housing illustrated by the Maximum net density; this distinction establishes the difference between TRE's/TDR's.

Consequently, the ROGO does not apply to this property because it is redevelopment on-site as provided by section 9.5-120.4 that states: "The residential ROGO shall not apply to the development described below:

a) Redevelopment on-site: Redevelopment, rehabilitation or replacement of any lawfully established residential dwelling unit or space which does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment ...

This property is an estate and therefore aggregated as provided for under section 9.5-256 which states that **"Any development which has or is a part of a common plan or theme of development or use, including but not limited to an overall plan of development, common or shared amenities, utilities or facilities, shall be aggregated for the purpose of determining permitted or authorized development and compliance with each and every standard of this chapter and for the purpose of determining the appropriate form of development review."** The property has been in an aggregated estate as early as 1965; the following provides a continuum:

- 1965 - David Mumford Estate of Grace S. Reynolds (OR365-904/905)
- Grace Reynolds to Cecil & Blanche Bergin (OR367-388-389 – corrective deed).
- Cecil Bergin to Blanche Bergin (OR774-400)
- Blanche Bergin to Bergin Land Trust, Tim Bergin Trustee (present)

B139

The dock on Lot 17 has been there for many years, although there are no permits associated with its construction. Antidotal evidence suggests that the residences on Lot 32, as well as the neighborhood July 4th celebrations used the dock since the residential construction on Lot 32. The use of the dock demonstrates that the property is aggregated and used common amenities by the dwelling units on Lot 32. There are examples throughout the county where this application is instituted. Referred to as *dock-lots* this practice allows an adjacent dry-lot to be deeded or used with an adjacent canal lot for the purpose of building a dock or for boat mooring.

The applicant reserves the right to amend/supplement the application.

- 9) NAMES AND ADDRESSES OF ALL EXPERT WITNESSES THAT YOU PROPOSE TO CALL AT THE HEARING:

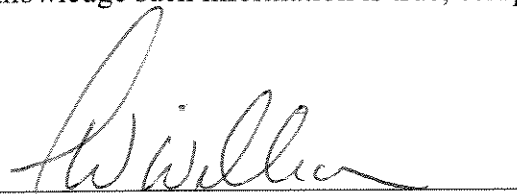
- 10) Are there any pending codes violations on the property? No

If yes, please explain: N/A

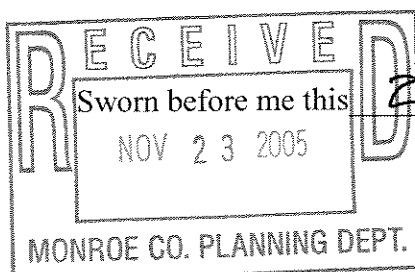
- 11) A copy of the document(s), which comprise the administrative decision being appealed.

- 12) TYPED NAME AND ADDRESS **MAILING LABELS** of all adjacent landowners must accompany this application. **Also**, please provide the listing of the names, subdivision name, lot and block # and the RE #'s for each address and note those that are adjacent to the property. (Adjacent landowner means an owner of land sharing a boundary with another parcel of land. An intervening road, right-of-way, easement or canal does not destroy the adjacency of the two parcels.)

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.


Signature of Applicant or Agent

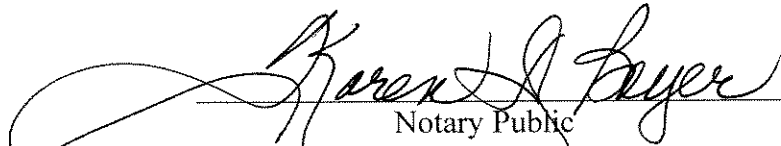
11/23/05
Date





Karen D. Boyer
MY COMMISSION # DD130570 EXPIRES
July 1, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

B139


Notary Public
My Commission Expires

THE FOLLOWING INFORMATION MAY BE REQUIRED WITH YOUR APPLICATION:

Note: If supporting data such as blueprints or surveys are larger than 8 x 14 inches, the applicant shall submit sixteen (16) copies of each.

- 16 Photographs of the subject property.
- Survey or site plan showing all proposed structures or subjects of this appeal.

APPEALS FROM ADMINISTRATIVE ACTIONS MUST BE FILED WITH THE COUNTY ADMINISTRATOR AND WITH THE PLANNING COORDINATOR WITHIN 30 WORKING DAYS OF THE DATE OF THE DECISION.

THE FOLLOWING NON-REFUNDABLE FEES **MUST** ACCOMPANY ALL APPEAL APPLICATIONS:

- a) \$250.00 Appeal Application Fee
- b) \$3.00 Notification fee per adjacent property owner.
- c) \$245.00 per Newspaper advertisement. (X 3 newspapers).

Your check should be made payable to: "Monroe County Planning Department" and submitted with your application to:

**MONROE COUNTY PLANNING DEPARTMENT
Attn: Planning Commission Coordinator
2798 Overseas Highway, Suite 410
Marathon, FL 33050-2227**

AND

**A copy of the application to:
Tom Willi, Monroe County Administrator
The Gato Building
1100 Simonton Street, Key West, FL 33040**

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, NOTICE IS GIVEN THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE

B139

PLANNING COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. SUCH RECORD TO BE AT THE COST OF THE APPELLANT. ALSO, MONROE COUNTY RESOLUTION #131-1992 REQUIRES THAT "IF A PERSON DECIDES TO APPEAL ANY DECISION OF THE PLANNING COMMISSION, HE SHALL PROVIDE A TRANSCRIPT OF THE HEARING BEFORE THE PLANNING COMMISSION, PREPARED BY A COURT REPORTER AT THE APPLICANT'S EXPENSE, WHICH TRANSCRIPT SHALL BE FILED AS PART OF THE RECORD ON APPEAL WITHIN THE TIME PROVIDED IN SECTION 9.5-521(f), MONROE COUNTY CODE."

Please Note: A transcript made from recordings or other secondary means does not provide a sufficiently accurate record of all the speakers. Therefore, such "secondary" transcripts may not be accepted as a valid verbatim transcript.

MONROE COUNTY ***LIVE***

Page 1 of 1

MISCELLANEOUS RECEIPT

RECEIPT # : 80314

PRINT DATE : 12/30/2005

RECEIPT DATE : 12/30/2005

PRINT TIME : 09:26:33

OPERATOR : tedescod

COPY # : 1

RECEIVED BY : tedescod

CASH DRAWER: 2

REC'D. FROM : THE CRAIG COMPANY

UDF 106.1 :

UDF 106.2 :

NOTES : BERGIN LAND TRUST #25100


FEE ID	AMOUNT	THIS RCPT	BALANCE
ZONING -1	39.00	39.00	0.00
ZONING-031	735.00	735.00	0.00
TOTALS:	774.00	774.00	0.00

METHOD OF PAYMENT	AMOUNT	NUMBER
CHECK	1724.00	7449
TOTAL RECEIPT :	1724.00	

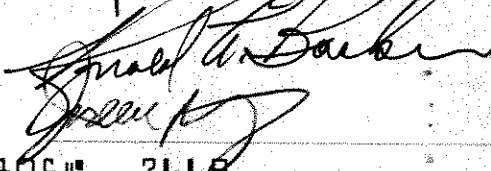
The Craig Company
P.O. BOX 970 (305) 294-1515
KEY WEST, FL 33041
Date 11-23-05

7449
63-928/670

PAY to the Order of Monroe County Planning Dept. \$ 1724.00
One Thousand Seven Hundred Twenty-four and 00/100 Dollars

 **TIB** Your Community Bank
Key West, Florida 33040

For B139 Bergin



⑆067009280⑆ 60800676106⑈ 7449

©Clarke American



AUTHORIZATION FORM

MONROE COUNTY AUTHORIZATION FORM

To Whom It May Concern:

I, Timothy Bergin, the Trustee of the Bergin Land Trust, do hereby authorize Donald L. Craig and The Craig Company to act on my behalf in all matters pertaining to an Application for an Administrative Appeal for property known as The Bergin Estate located 17 East Shore Drive, Summerland Key, with RE#'s (Lot 32) 00200710.000000 and (Lot 17) 00200610.000000 _____, Monroe County, Florida;

Timothy Bergin Timothy Bergin NOV 17, 2005
(Name of client) _____ Date _____

Subscribed and sworn to (or affirmed) before me on 17 NOV 2005
(date) by Timothy Bergin of the Bergin Land Trust, the Trustee, (name/title of affiant, deponent or other signer) He/she is personally known to me or has presented _____ as identification.

Karen D. Boyer
Notary's Signature

(Seal)

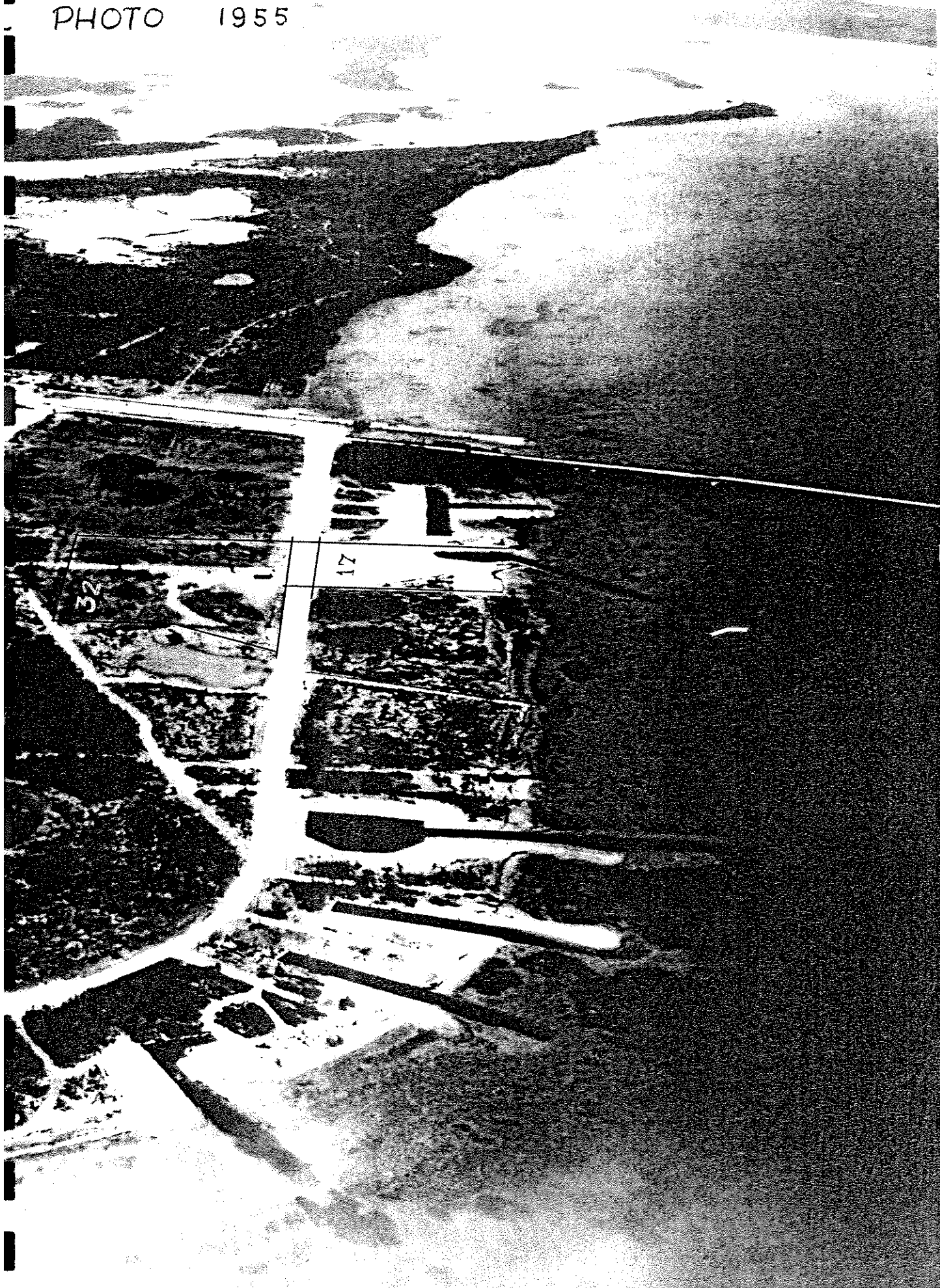


Karen D. Boyer
MY COMMISSION # DD130570 EXPIRES
July 1, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

Karen D. Boyer Name of Acknowledger typed or printed

AERIAL PHOTO

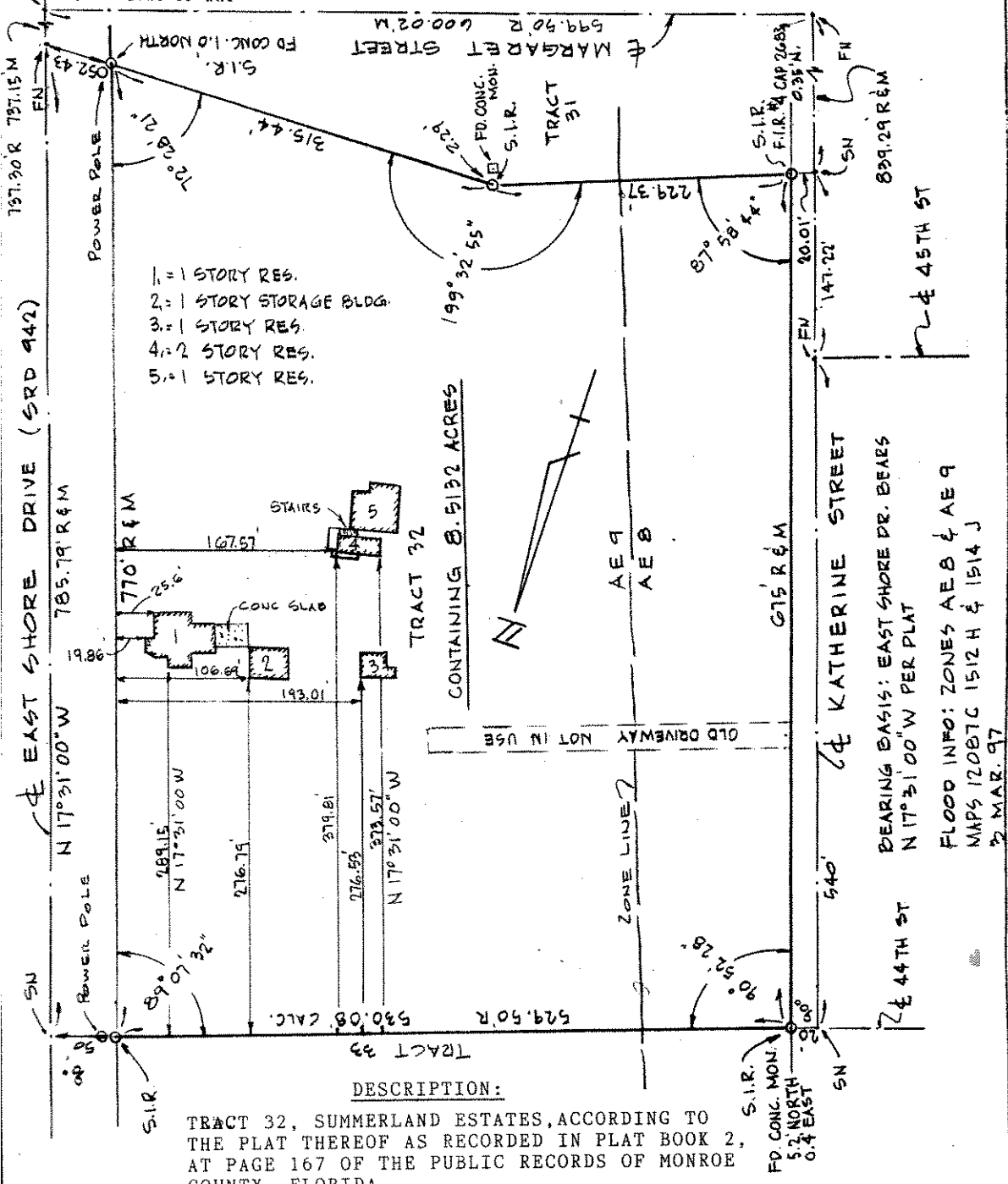
PHOTO 1955



LOT 32 BOUNDARY SURVEY

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

LEGEND:
ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE. ELEVATIONS ARE 1929 NATIONAL GEODETIC VERTICAL DATUM.
BM=BENCH MARK C.L.F.= CHAIN LINK FENCE, ENCRO= ENCROACHMENT F.I.P.= FOUND IRON PIPE,
F.I.R.= FOUND IRON ROD FN=FOUND NAIL, SN=SET NAIL, M.H.W.L.= APPROX. MEAN HIGH WATER
LINE, S.I.R.=SET IRON ROD #4 CAP #2198 SN&D=SET NAIL & DISC. #2198 R=RECORD M=MEASURED
R/W= RIGHT-OF-WAY



DESCRIPTION:
TRACT 32, SUMMERLAND ESTATES, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2,
AT PAGE 167 OF THE PUBLIC RECORDS OF MONROE
COUNTY, FLORIDA.

CERTIFIED TO:

PADRAIC BERGIN
MICHAEL BERGIN
CECILY WIRSCHING DOOP
TIMOTHY BERGIN
DENISE BERGIN

DATE OF FIELD SURVEY 27 FEB. 2004

JAMES B. CASE PSM NO. 2198
NOT VALID WITHOUT SIGNATURE AND ORIGINAL
RAISED SEAL OF THE FLA. LICENSED SURVEYOR & MAPPER
THIS SURVEY IS NOT ASSIGNABLE.
THIS SURVEY SUBJECT TO A TITLE SEARCH.

15 NOV. 05 ADDED 5 BLDGS. - J.B.C.

BOUNDARY SURVEY

FIELD: J.B.C.-B.E.
DR. BY: J.B.C.
CKED BY: J.B.C.-A.C.
REV. 15 NOV. 05



J.B. CASE
SURVEYOR AND MAPPER
953 FLAGSHIP DRIVE
SUMMERLAND KEY, FLORIDA 33042
MAILING ADDRESS: P.O. BOX 420283 TEL. NO. (305) 745-2473

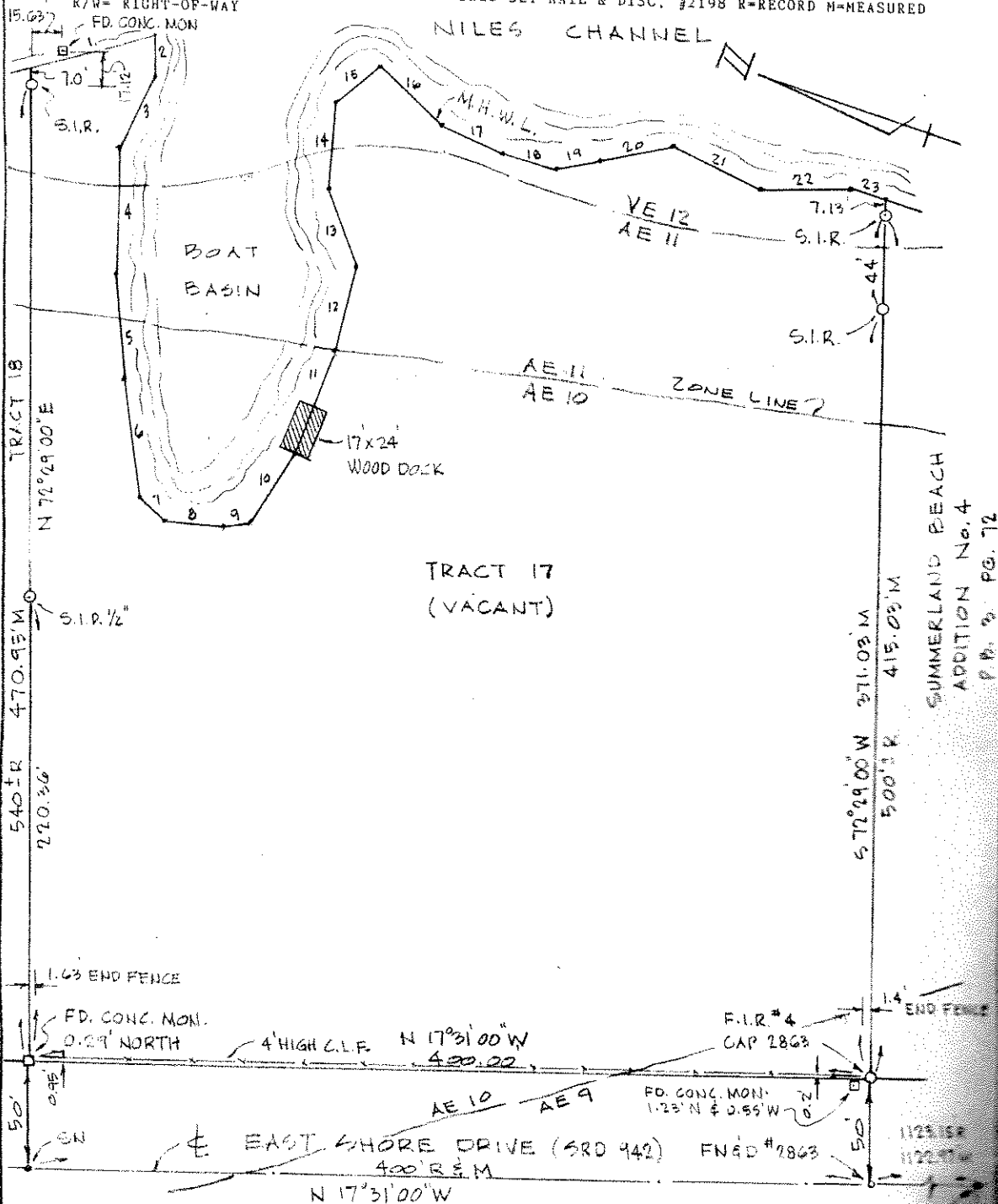
SCALE: 1"=100'
P.A. NO: 2486
DWG. NO: A-2999

LOT 17 BOUNDARY SURVEY

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

LEGEND:

ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE. ELEVATIONS ARE 1929 NATIONAL GEODETIC VERTICAL DATUM.
 BM=BENCH MARK C.L.F.= CHAIN LINK FENCE, ENCRO = ENCROACHMENT F.I.P.= FOUND IRON PIPE.
 F.I.R. = FOUND IRON ROD FN=FOUND NAIL, SN=SET NAIL M.H.W.L.= APPROX. MEAN HIGH WATER
 LINE. S.I.R.=SET IRON ROD #4 CAP #2198 SN&D=SET NAIL & DISC. #2198 R=RECORD M=MEASURED
 R/W= RIGHT-OF-WAY



CERTIFIED TO:

PADRAIC BERGIN
 MICHAEL BERGIN
 CECILY WIRSCHING DOOP
 TIMOTHY BERGIN
 DENISE BERGIN

DATE OF FIELD SURVEY 23 FEB. 2004

James B. Case
 JAMES B. CASE PSN NO. 2198
 NOT VALID WITHOUT SIGNATURE AND ORIGINAL
 RAISED SEAL OF THE FLA. LICENSED SURVEYOR
 THIS SURVEY IS NOT ASSIGNABLE.
 THIS SURVEY SUBJECT TO A TITLE SEARCH

± MARGINAL

BOUNDARY SURVEY MAP

FIELD: J.B.C. - B.E.
 DR. BY: J.B.C.
 CKED BY: J.B.C. - A.C.
 REV.



J.B. CASE
 SURVEYOR AND MAPPER

953 FLAGSHIP DRIVE
 SUMMERLAND KEY, FLORIDA 33042

MAILING ADDRESS: P.O. BOX 420283 TEL. NO. (305) 745-2173

DESCRIPTION

TRACT 17, SUMMERLAND ESTATES, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 2, PAGE 167, OF THE PUBLIC RECORDS OF
MONROE COUNTY, FLORIDA.

CONTAINING 3.6756 ACRES

BEARING BASIS:

EAST SHORE DRIVE BEARS N 17°31'00"W PER PLAT.

FLOOD INFO:

ZONES AE 9, 10, 11 AND VE 12


MAP 12087C 1512 H AND 12087C 1516H

3 MAR. 97

BEARINGS AND DISTANCES ALONG APPROX. MEAN HIGH WATER LINE

1. S 36°32'17"E - 53.94'
2. S 68°13'45"W - 19.44'
3. N81°14'26"W - 39.04'
4. S 75°40'02"W - 60.93'
5. S68°02'19"W - 51.62'
6. S 59°38'51"W - 53.18'
7. S 23°25'44"W - 17.40'
8. S 11°57'15"E - 29.37'
9. S 6°47'27"E - 12.24'
10. S73°15'39"E - 38.28'
11. S89°06'33"E - 49.16'
12. N85°31'39"E - 44.06'
13. N50°32'05"E - 39.33'
14. N74°51'46"E - 39.40'
15. S 66°48'02"E - 28.35'
16. S 26°03'47"W - 39.34'
17. S 6°00'48"W - 31.91'
18. S 7°29'47"E - 27.30'
19. S 27° 57'13"E - 21.51'
20. S 26°44'10"E - 35.88'
21. S 3°28'48"W - 45.00'
22. S 21°41'39"E - 45.05'
23. S 3°13'55"W - 18.62'

SHEET 2 OF 2

FIELD: J.B.C. - B.E.	 J.B. CASE SURVEYOR AND MAPPER 953 FLAGSHIP DRIVE SUMMERLAND KEY, FLORIDA 33042 MAILING ADDRESS: P.O. BOX 420283 TEL. NO. (305) 745-2473	SCALE: NONE
DRAWN BY: J.B.C.		27 FEB. 2004
CHECKED BY: J.B.C. - A.C.		P.A. NO: 2486
REV.		DWG. NO: A-2998

SEPTEMBER 29, 2005

DETERMINATION LETTER

GROWTH MANAGEMENT DIVISION

2798 Overseas Highway
Suite 400
Marathon, Florida 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



BOARD OF COUNTY COMMISSIONERS

Mayor Dixie M. Spehar, District 1
Mayor Pro Tem Charles "Sonny" McCoy, District 3
George Neugent, District 2
David P. Rice, District 4
Murray E. Nelson, District 5

September 29, 2005

Mr. Timothy Bergin
400 Lesrohde Drive
Summerland Key, FL 33042

Re: RE #00200710.000000
Lot 32, Summerland Estates, Summerland Key

Dear Mr. Bergin:

Please accept this letter as a replacement of the correspondence to you dated August 15, 2005. The previous letter acknowledged that only two residential units were lawfully established. This letter corrects that information and recognizes three dwelling units on Lot 32, Summerland Estates.

You requested a determination as to whether three residential units may be rebuilt and exempt from the Residential Rate of Growth Ordinance (ROGO) on the above-described premises.

A review of the records has determined:

- Lot 32, Summerland Estates, is located in the Sub Urban Residential (SR) and Native Area (NA) Land Use Districts.
- The Monroe County Property Appraiser archive records indicate that the subject property, Lot 32 Summerland Estates, was developed with a single family home in 1976. The archive file reflects that there is a single family home, a garage, a workshop and a cottage on site. (Copy Enclosed)
- The Monroe County Property Appraiser's office has coded and taxed this property as a single family residence (PC01) until 1995. In 1995 the property code was changed to multi-family (PC08) and taxed as multi-family. (Copies 1976 Tax roll, 1992 Tax Roll, 2005 Tax Roll)
- Permit 88100991 was issued on May 27, 1988 for an addition to a single family residence on Lot 32, Summerland Estates. This file indicates that the office structure was now being utilized as a single family home. This permit acknowledged this as a second dwelling unit, and authorized an addition to a "residential structure." The site plan provided in Permit file 8810991 shows two residences and makes no reference to a third dwelling unit. (Copy Permit 88100991 Enclosed)
- Permit 87100987 was issued in 1987 for roof repairs. Permit A18797 was issued for a re-roof in 1987. Permit 13333 was issued in 1967 for a re-roof to an office. Permit 10855 was issued in 1966 for plumbing. Permit 10854 was issued in 1966; the scope of work is unspecified.

These entire permit files reflect an application submitted for Lot 32, Summerland Estates. (Copies Enclosed)

- Keys Energy Service indicates three electrical meters have serviced this property since 1983.
- A copy of the Sales Brochure for the property from 1965 reflects that the building referenced as a cottage, on the 1976 Property Record Card, is a "Guest House" with complete improvements of a kitchen and sleeping quarters.
- An affidavit, dated August 23, 2005, from Timothy J. Bergin, owner, stating the guest house has been utilized as an independent dwelling unit.

Therefore the Monroe County Planning Department recognizes the three dwelling units on Lot 32 Summerland Estates. The replacement of these dwelling units is exempt from the Monroe County Rate of Growth Ordinance (ROGO). The existing dwelling units must be demolished before the replacement residential units may be rebuilt conforming to all current Monroe County Codes.

In your letter of April 1, 2005, to K. Marlene Conaway, Director of Planning, you had inquired if the ROGO exempt development rights that exist on Lot 32, Summerland Estates, could be transferred to Lot 17, Summerland Estates. In this letter you refer to Lot 17 as contiguous with Lot 32. Pursuant to Monroe County Code, Section 9.5-4(C-23), "*Contiguous* means a sharing of a common border at more than a single point of intersection. Contiguity is not interrupted by utility easements." In accordance with this definition Lot 17 is not contiguous with Lot 32: East Shore Drive is a dedicated right of way separating Lot 17 and Lot 32, Summerland Estates. The owner of land of Lot 17, Summerland Estates, is considered to be an adjacent landowner pursuant to Monroe County Code, section 9.5-4(A-3). This Code definition reads, "*Adjacent landowner* means an owner of land sharing a boundary with another parcel of land. For purposes of the plan, an intervening road, right-of-way, easement or canal shall not destroy the adjacency of the two (2) parcels."

The parcel known as Lot 17, Summerland Estates may have been sold and deeded with Lot 32, Summerland Estates but was platted, and has always been treated as a separate parcel, with a separate real estate number of 00200610-000000. This is considered to be an adjacent parcel and the transfer of development rights would have to be processed pursuant to the Transferable ROGO Exemption (TRE) process set forth in Monroe County Code.

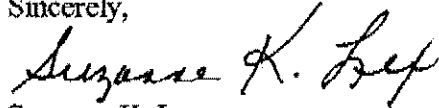
At this time the only provision in the Monroe County Code for the transfer of ROGO exempt development rights (TRE) is for affordable housing. Monroe County Code Section 9.5-120.4.(b)b establishes the criteria for redevelopment. I have attached a complete copy of Monroe County Code Section 9.5-120.4 for your review.

The Monroe County Planning Commission is in the process of reviewing a proposed ordinance that may establish a process for the off site redevelopment of market rate dwelling units. A draft copy of the proposed Affordable Housing Ordinance is attached. This is the link to the Monroe County website <http://www.monroecountyfl.gov>. The Planning Commission and Board of County Commission agendas, and accompanying documentation, are available for review if you are interested in the progress of this proposed Affordable Housing Ordinance.

Pursuant to Monroe County Code Section 9.5-43 you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. Please feel free to contact me at (305) 289-2500 if you have any questions.

You may appeal this decision. If you choose to do so, please contact Ms. Nicole Petrick, Planning Commission Coordinator, at (305) 289-2500 for the necessary forms and information. The appeal must be filed with Thomas Willi, County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) working days from the date of this decision. In addition, please submit a copy of your application to Ms. Petrick, Planning Commission Coordinator, Monroe County Planning Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050-2227.

Sincerely,



Suzanne K. Lex

Sr. Planning Technician

Cc: Thomas J. Willi, County Administrator

K. Marlene Conaway, Director of Planning and Environmental resources

Timothy McGarry, AICP, Director of Growth Management

Elizabeth LaFleur, Director Lower Keys Island Planning Team

Nicole Petrick, Planning Commission Coordinator

ROGO Exemption File

Attachments: 2

AUGUST 15, 2005

DETERMINATION LETTER

GROWTH MANAGEMENT DIVISION

2798 Overseas Highway
Suite 400
Marathon, Florida 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



BOARD OF COUNTY COMMISSIONERS

Mayor Dixie M. Spehar, District 1
Mayor Pro Tem Charles "Sonny" McCoy, District 3
George Neugent, District 2
David P. Rice, District 4
Murray E. Nelson, District 5

August 15, 2005

Mr. Timothy Bergin
400 Lesrohde Drive
Summerland Key, FL 33042

Re: RE #00200710.000000
Lot 32, Summerland Estates, Summerland Key

Dear Mr. Bergin:

You requested a determination as to whether three residential units may be rebuilt and exempt from the Residential Rate of Growth Ordinance (ROGO) on the above-described premises.

A review of the records has determined:

- Lot 32 is located in the Sub Urban Residential (SR) and Native Area (NA) Land Use Districts.
- The Monroe County Property Appraiser archive records indicate that the property was a single family home in 1976. The attached record reflects that there is a single family home, a garage, a workshop and a cottage on site.(Copy Enclosed)
- The Monroe County Property Appraiser's office has coded and taxed this property as a single family residence (PC01) until 1995. In 1995 the property code was changed to multi-family (PC08) and taxed as multi-family.
- Permit 88100991 was issued on May 27, 1988 for an addition to a single family residence. This file indicates that the office structure was now being utilized as a single family home. This permit accepted this as a second dwelling unit and authorized an addition to the residential structure. The site plan provided in Permit file 8810991 shows two residences and makes no reference to a third dwelling unit
- Permit 87100987 was issued in 1987 for roof repairs. Permit A18797 was issued for a re-roof in 1987. Permit 13333 was issued in 1967 for a re-roof to an office. Permit 10855 was issued in 1966 for plumbing. Permit 10854 was issued in 1966, the scope of work is unspecified.
- No permit history reflects that the trailer was lawfully established on site. Permit file 88100991 does not indicate this structure on the property.

Therefore the Monroe County Planning Department recognizes two dwelling units on Lot 32 Summerland Estates. The replacement of these dwelling units is exempt from the Monroe County Rate of Growth Ordinance (ROGO). The existing dwelling units must be demolished before the replacement residential units may be rebuilt conforming to all current Monroe County Codes.

In you letter of April 1, 2005 to K. Marlene Conaway, Director of Planning you had inquired if the ROGO exempt development rights that exist on Lot 32 could be transferred to Lot 17. In this letter you refer to Lot 17 as contiguous with Lot 32. Pursuant to Monroe County Code, Section 9.5-4(C-23), "Contiguous means a sharing of a common border at more than a single point of intersection. Contiguity is not interrupted by utility easements." In accordance with this definition Lot 17 is not contiguous with Lot 32: East Shore Drive is a dedicated right of way separating Lot 17 and Lot 32, Summerland Estates.

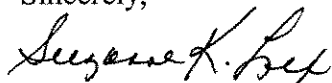
At this time the only provision in the Monroe County Code for the transfer of ROGO exempt development rights (TRE) is for affordable housing. Monroe County Code Section 9.5-120.4. (b) b establishes the criteria for redevelopment. I have attached a complete copy of Monroe County Code Section 9.5-120.4 for your review.

The Monroe County Planning Commission has reviewed a proposed ordinance that may establish a process for the off site redevelopment of market rate dwelling units. A draft copy of the Affordable Housing Ordinance is attached. This is the link to the Monroe County website <http://www.monroecountyfl.gov>. The Planning Commission agenda and accompanying documentation is available for review if you are interested in the progress of this proposed Affordable Housing Ordinance.

Pursuant to Monroe County Code Section 9.5-43 you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. Please feel free to contact me at (305) 289-2500 if you have any questions.

You may appeal this decision. If you choose to do so, please contact Ms. Nicole Petrick, Planning Commission Coordinator, at (305) 289-2500 for the necessary forms and information. The appeal must be filed with Thomas Willi, County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) working days from the date of this decision. In addition, please submit a copy of your application to Ms. Petrick, Planning Commission Coordinator, Monroe County Planning Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050-2227.

Sincerely,



Suzanne K. Lex
Sr. Planning Technician

Cc: Thomas J. Willi, County Administrator
K. Marlene Conaway, Director of Planning and Environmental resources
Timothy McGarry, AICP, Director of Growth Management
Elizabeth LaFleur, Director Lower Keys Island Planning Team
Nicole Petrick, Planning Commission Coordinator
Rogo Exemption File

Attachments: 2

U:\Growth Management\Planning\Lex-Suzanne\Rogo Exemptions\Summerland Key\Lot 32 Summerland estates.doc

MARCH 9, 2005

REQUEST FOR DETERMINATION

Padraic Bergin
490 Lesrohde Drive
Ramrod Key, FL 33042
305-872 -0365

March 9, 2005

Ms. Marlene Conaway
Director of Planning
Monroe County
2798 Overseas Highway
Marathon, FL 33050

Subject: Bergin Property of Residential Units Within Same Ownership

Dear Ms. Conaway:

My family has owned lots 32 and 17 of Summerland Estates on Summerland Key on East Shore Drive for many years and wish to request of the county a determination that the three residential units long established on Lot 32 be transferred to Lot 17 in whole or in part based on the fact of the common ownership.

For your review, I have enclosed an analysis of the available density on lots 17 and 32 prepared by the Craig Company together with a vegetation analysis prepared by Susan Sprunt of Environmental Consulting Systems, Inc. as well as property record cards for the properties and the sketchy permit history for the structures that have long been on Lot 32.

The basic approach that we are using is to simply move the rights to the three homes to the waterside parcel, which we have used as access to the water via a dock on that property, and build new units for our family. Our biologist has indicated that the majority of Lot 17 is considered "disturbed" and a better location for the homes than Lot 32 which contains more sensitive habitat. I have attached a Site Plan which shows a proposal for these three structures.

My consultant has advised me that I should request this determination of the County in order to establish the rights to rebuild the three units as principal dwellings and to clarify that we have the right to transfer the units to immediately contiguous parcels under the same ownership.

If you or your staff could address this issue for me it would aid my family in determining our rights and a method for better enjoying our property. Thank you and if you have any questions, please call me.

Respectfully,

Padraic Bergin

RESUME FOR DONALD L. CRAIG

Donald L. Craig, AICP

CAREER SUMMARY

President and Founder, The Craig Company, Key West, FL **1990-present**

As president, Mr. Craig is responsible for marketing and project development for this regional land-use planning and management firm. His recent projects include rewriting Monroe County's Affordable Housing Ordinance; a redevelopment plan for Bahama Village; resort development plans involving major hotels in Key West, Marathon, Islamorada and Monroe County; a marina plan for the City of Marathon; marina and development in Monroe County; affordable housing projects totaling over 500 units in various Keys locations; and rezoning in all Keys communities. Mr. Craig's expertise includes tourism, growth management and community planning.

Assistant County Administrator, Growth Management, Monroe County, FL **1987-1990**

With a staff of 68 persons and an annual budget of \$4 million, Mr. Craig provided planning, building, parks and recreation, and environmental resources services for a county comprised of the subtropical Florida Keys.

Partner, Vice President & Senior Associate, BRW, Inc., Phoenix, AZ **1981-1987**

As director of this 225-person firm, Mr. Craig developed and directed multidisciplinary design teams offering professional planning, transportation, architectural, and engineering services from three regional offices.

Director of Planning, Robert Borg Associates, Denver, CO **1980-1981**

Mr. Craig directed planning services in the United States and Mexico. Projects included the 78-acre Breckenridge Nordic Village residential/recreational community, the Breckenridge Summit Ridge Shopping Center, and the Angle Fire Ski Resort in Taos.

Project Manager, Environmental Management, San Mateo County, CA **1973-1979**

As a principal legislative analyst, Mr. Craig supervised the local coastal program, land use and circulation elements of the comprehensive plan, and the agricultural land zoning ordinance. He was awarded the Northern California Chapter American Institute of Planners 1976 Merit Award.

Development Officer, Michigan Housing Development Authority, Lansing **1971-1973**

Mr. Craig provided technical planning and design assistance to builders, contractors, local government housing authorities, and nonprofit housing development corporations for moderate and low-income housing.

EDUCATION

- Fellow, Institute of Local Self Government, University of California, Berkeley, 1977-1978
- Graduate Studies and Lecturer, Stanford University, California 1977-1978
- Graduate Certificate, University of California, Berkeley, 1976
- Master of Urban Planning, Michigan State University, East Lansing, 1973
- Bachelor of Arts, University of California at Los Angeles, Alumni Scholar and Fellow, 1970

The Craig Company

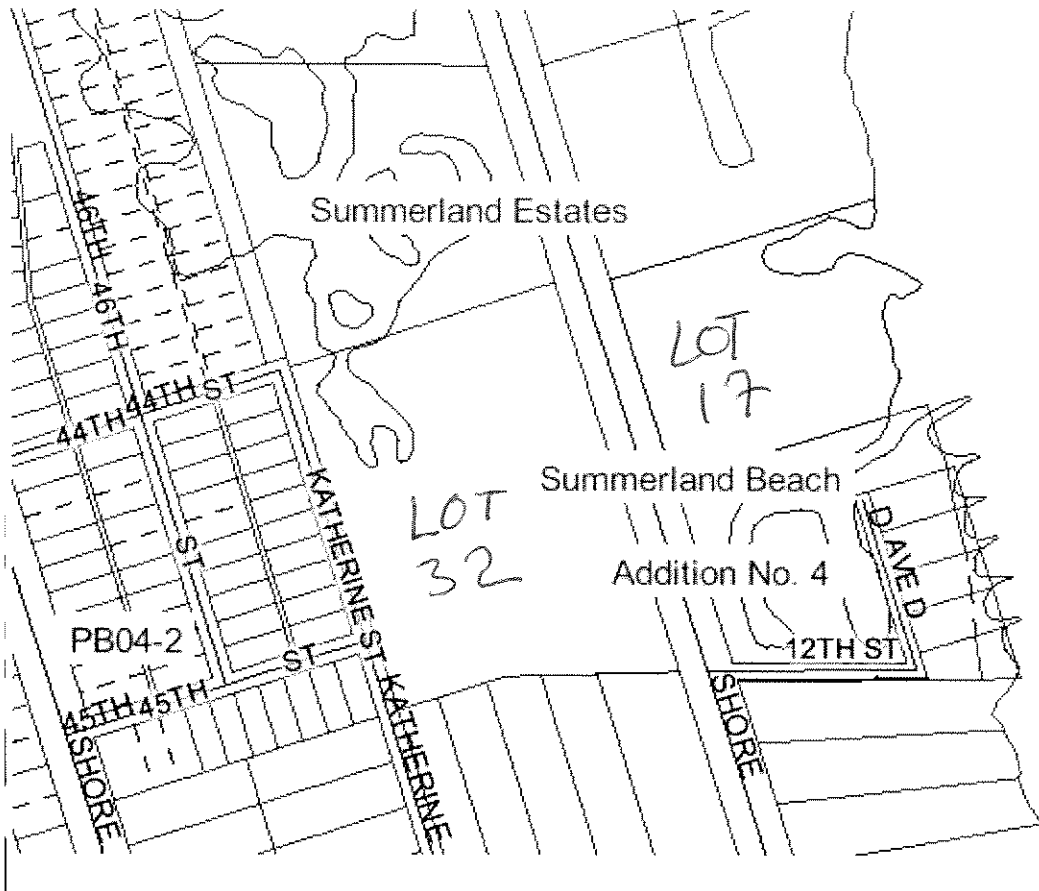
Location: 600 White Street, Key West, FL 33040

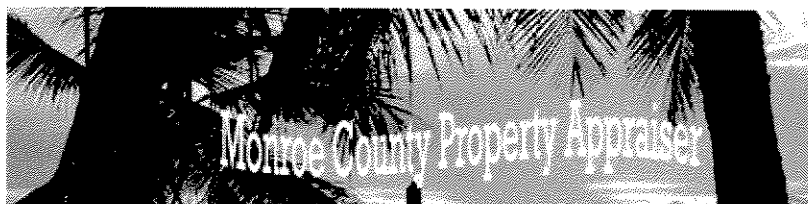
Mail: P.O. Box 970, Key West, FL 33041

Tel: 305/294-1515 Fax: 305/292-1525 Email: don@craigcompany.com



MAILING LABELS & MAP



[Home](#) [Departments](#) [Exemptions](#)[Online Data
Center](#)[Forms](#)Oct 17, 2005
11:47AM[Contact the
MCPA office.](#)

Online Data Center

Records Search

Property Information for:

Alternate Key: 1263915
RE Number: 00200610-000000[Print](#)[Search Again](#)[Email this office about this parcel.](#)

Property Details

Owner of Record

LAND TRUST AGREEMENT DTD 4/28/04
C/O BERGIN PADRAIC A TRUSTEE
6000 SW 86TH ST
MIAMI FL 33143

Physical Location

SUMMERLAND KEY

Legal Description

LOT 17 SUMMERLAND ESTATES
SUMMERLAND KEY PB2-167 OR365-904/05
OR367-388/89 OR774-400/01 OR774-1530
OR2018-597/99 OR2071-1193/98 OR2071-
1199/1204 OR2071-1205/1210 OR2071-
1211/1216

Section, Township, Range

36 - 66 - 28

Millage Group

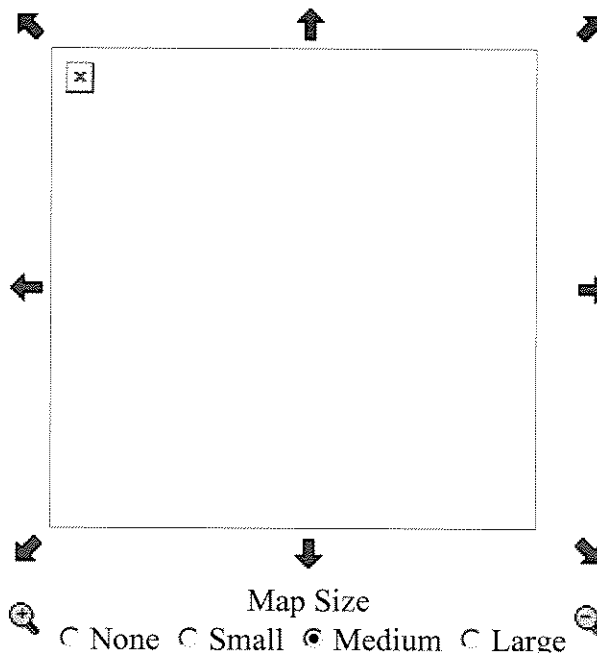
100H

[Estimate Taxes](#)

PC Code

00 - VACANT RESIDENTIAL

Property Map

☐ None ☐ Small ☒ Medium ☐ Large

Land Details

Land Use Code

M10W - RES WATERFRONT

Land Area

4.85 AC

Parcel Value History

Miscellaneous

Exemptions (not

Tax Roll Year	Building	Improvements	Land	Just	Including Seniors)	Taxable
2005	0	0	271,600	271,600	0	271,600
2004	0	0	271,600	271,600	0	271,600
2003	0	0	271,600	271,600	0	271,600

Parcel Sales History

There are no sales for this parcel.

This page has been visited 7,509 times.

[Home](#)[Departments](#)[Exemptions](#)[Online Data Center](#)[Forms](#)

Oct 17, 2005 11:48AM

[Contact the MCPA office.](#)

ONLINE DATA CENTER

RECORDS SEARCH

PROPERTY INFORMATION FOR:

Alternate Key: 1264041
RE Number: 00200710-000000

[Print](#)
[Search Again](#)
[Email this office about this parcel.](#)

Property Details

OWNER OF RECORD

LAND TRUST AGREEMENT DTD 4/28/04
C/O BERGIN PADRAIC A TRUSTEE
6000 SW 86TH ST
MIAMI FL 33143

PHYSICAL LOCATION

17 E SHORE DR SUMMERLAND KEY

LEGAL DESCRIPTION

LOT 32 SUMMERLAND ESTATES SUMMERLAND KEY PB2-
167 OR365-904-905 OR367-388-389 OR774-400-401 OR774-
1530 OR2018-597/99 OR2071-1193/98 OR2071-1199/1204
OR2071-1205/1210 OR2071-1211/1

SECTION, TOWNSHIP, RANGE

36 - 66 - 28

MILLAGE GROUP

100H

[Estimate Taxes](#)

PC CODE

08 - MULTI FAMILY LESS THAN 10UNITS

PROPERTY MAP



Map Size

☐ None ☐ Small ☒ Medium ☐ Large

Building Details

NUMBER OF BUILDINGS

3

TOTAL LIVING AREA

3877

NUMBER OF COMMERCIAL BUILDINGS

0

YEAR BUILT

1958

Land Details

LAND USE CODE

010D - RESIDENTIAL DRY
100W - COMMERCIAL WATERFRON
9500 - SUBMERGED

LAND AREA

2.28 AC
4 AC
2.29 AC

Parcel Value History

TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2005	400,719	25,410	43,029	469,158	0	469,158
2004	286,313	26,208	43,029	355,550	0	355,550
2003	372,207	27,345	25,609	425,161	0	425,161

Parcel Sales History

There are no sales for this parcel.

This page has been visited 7,527 times.



Monroe County Comp. Plan Land Authority
3706 N. Roosevelt Blvd
Suite 1
Key West, FL 33040

H. Clay Hudgins & John D. Hudgins
P.O. Box 1509
Flowery Branch, GA 30542

Mehgan Heany-Grier
28051 Mills Road
Little Torch Key, FL 33042

Stephen V. Robbins
1754 Fortuna Street
Sarasota, FL 34239

Blanche Bergin Marina Park
490 Les Rohde Drive
Ramrod Key, FL 33042

Frank & Norma Wisekal, Trustees
5386 NW 77th Terrace
Pompano Beach, FL 33065

Robert J. Dandeneau
505 Main Street
Suite 208
Hackensack, NJ 07601

Theodore & Nancy Rakowski
12330 NW 4th Street
Plantation, FL 33325

William & Kandi Ballard
P.O. Box 733
Summerland Key, FL 33042

Kenneth & Catherine Findley
341 Avenue D
Summerland Key, FL 33042

Roger E. Marien
3214 Key Avenue
Sarasota, FL 34239

Thomas Lesick
P.O. Box 420366
Summerland Key, FL 33042

Nelson and Renee Grier
25359 2nd Street
Summerland Key, FL 33042

Bergin Land Trust
Mr. Tim Bergin, Trustee
490 Lesrohde Drive
Ramrod Key, FL 33043

Bergin Land Trust
Mr. Tim Bergin, Trustee
490 Lesrohde Drive
Ramrod Key, FL 33043

Bergin Land Trust
Mr. Tim Bergin, Trustee
490 Lesrohde Drive
Ramrod Key, FL 33043

Bergin Land Trust
Mr. Tim Bergin, Trustee
490 Lesrohde Drive
Ramrod Key, FL 33043

Bergin Land Trust
Mr. Tim Bergin, Trustee
490 Lesrohde Drive
Ramrod Key, FL 33043

Bergin Land Trust
Mr. Tim Bergin, Trustee
490 Lesrohde Drive
Ramrod Key, FL 33043

Bergin Land Trust
Mr. Tim Bergin, Trustee
490 Lesrohde Drive
Ramrod Key, FL 33043

Bergin Land Trust
Mr. Tim Bergin, Trustee
490 Lesrohde Drive
Ramrod Key, FL 33043

Bergin Land Trust
Mr. Tim Bergin, Trustee
490 Lesrohde Drive
Ramrod Key, FL 33043

Bergin Land Trust
Mr. Tim Bergin, Trustee
490 Lesrohde Drive
Ramrod Key, FL 33043

The Craig Company
Donald Craig & Thomas Williams
P.O. Box 372
Key West, FL 33041

The Craig Company
Donald Craig & Thomas Williams
P.O. Box 372
Key West, FL 33041

The Craig Company
Donald Craig & Thomas Williams
P.O. Box 372
Key West, FL 33041

The Craig Company
Donald Craig & Thomas Williams
P.O. Box 372
Key West, FL 33041

The Craig Company
Donald Craig & Thomas Williams
P.O. Box 372
Key West, FL 33041

The Craig Company
Donald Craig & Thomas Williams
P.O. Box 372
Key West, FL 33041

The Craig Company
Donald Craig & Thomas Williams
P.O. Box 372
Key West, FL 33041

The Craig Company
Donald Craig & Thomas Williams
P.O. Box 372
Key West, FL 33041

The Craig Company
Donald Craig & Thomas Williams
P.O. Box 372
Key West, FL 33041

The Craig Company
Donald Craig & Thomas Williams
P.O. Box 372
Key West, FL 33041

Additional Info Added to file #25100

ANDREW M. TOBIN, PA

Attorney at Law
Post Office Box 620
Tavernier, Florida 33070

Telephone 305-852-3388

Tobinlaw@tenanova.net

Land Use & Zoning Law
Environmental Law
Administrative Law
Appellate Practice
Real Estate Closings

Via U.S. Mail and Fax: 289-2536

Suzanne K. Lex, Sr. Planning Technician
2798 Overseas Highway
Marathon, Florida 33050

Re: Bergen: Lot 17 & 32 Summerland Estates

Dear Ms. Lex;

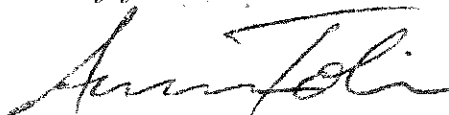
Your letter of August 15, 2005 is incorrect with respect to whether the existing dwelling units on Lot 32 may be transferred to Lot 17. The issue is controlled by the definition of "adjacent" rather than "contiguous" as you assert.

I would like to suggest that you issue a corrected letter so that my client will not be required to undergo the time and expense of filing a formal appeal. As the appeal is due on Monday September 26, I would very much appreciate if you would let me know your position by Friday September 23.

I am enclosing the pertinent LDR definitions for your convenience.

Thank you for your consideration.

Sincerely yours,



Andrew M. Tobin, Esq.

cc: Thomas J. Willi, County Administrator
Timothy McGarry, Director of Growth Management

Sec. 9.5-4. Definitions.*

(A-1) *Access* means ingress or egress to land from a street or easement. (Ord. No. 19-1989, § 1(PD3))

(A-2) *Accessory uses or Accessory structures* means a use or structure that is subordinate to and serves a principal use or structure; is subordinate in area, extent and purpose to the principal use or structure served; contributes to the comfort, convenience or necessity of occupants of the principal use or structure served; and is located on the same lot or on contiguous lots under the same ownership and in the same land use district as the principal use or structure. Accessory uses include the utilization of yards for home gardens provided that the produce of the garden is for noncommercial purpose; however, in no event shall an accessory use or structure be construed to authorize a use or structure not otherwise permitted in the district in which the principal use is located, and in no event shall an accessory use or structure be established prior to the principal use to which it is accessory. Accessory uses shall not include guest units or any other potentially habitable structure. Habitable structures are considered to be dwelling units as defined below in this section.

(A-3) *Adjacent landowner* means an owner of land sharing a boundary with another parcel of land. For purposes of the plan, an intervening road, right-of-way, easement or canal shall not destroy the adjacency of the two (2) parcels.

(A-4) *Adverse impacts, stormwater management*, means modifications, alterations, or effects on ground or surface waters or wetlands, including quality, quantity, hydrodynamics, ie., currents, flow patterns, surface area, species composition, living resources, or usefulness which are or may be potentially harmful to human health and safety, to biological productivity or stability, or which interfere with lawful enjoyment of life or property, including secondary, cumulative, and direct impacts. (Ord. No. 19-1989, § 1(STM1))

*Editor's note--For the convenience of the user, the subsection designations as they appeared in the original regulations have been retained even though they are at variance with the style of the remainder of this chapter.

August 18, 2005

Timothy McGarry, Director
Monroe County Growth Management Division
2798 Overseas Highway, Suite 410
Marathon, Florida 33050

Dear Mr. McGarry:

This letter is in regard to Fish and Wildlife Service (Service) review and exemption of certain types of proposed construction projects within Monroe County. Since our letter dated February 22, 2005, we have continued to consider options to reduce the workload of projects we review in the Florida Keys which do not affect federally protected species. Our intent is to increase our efficiency and effectiveness in protecting threatened and endangered species. This letter supersedes all previous letters regarding exemptions.

As a result of analysis of projects we have reviewed and meetings with your staff, we believe the following exemptions are consistent with our mandate to conserve federally listed species under the Endangered Species Act of 1973, as amended, (16 U.S.C. 1531, *et seq.*). Specifically, we analyzed over 1,600 projects in a 3-year period and determined the project types and conditions below did not negatively impact federally protected species or their habitat. We also believe that instituting the exemptions below is consistent with our policy to evaluate projects that increase land use intensity or modify native habitat potentially used by federally listed species. The following exemptions are also consistent with the January 2005 Memorandum of Understanding between Monroe County and the Florida Department of Community Affairs on the Coordinated Permit Review Process for Development, which establishes required renderings and exemptions. The primary difference between this letter and our February 22, 2005, letter is that additions and replacements to structures more than 500 square-feet larger than the existing footprint that do not impact native habitat are now exempt from our review. The revised list of exemptions includes the following five items.

- (1) In Monroe County, except Big Pine Key and No Name Key, all construction projects that do not impact native habitat (see definition of native habitat below).
- (2) On Big Pine and No Name Keys, home additions and replacements of mobile homes or single-family residences that do not exceed the existing footprint by more than 500 square-feet and do not impact native habitat. The footprint includes decks, porches, enclosures, patios, cement pads, etc. Native habitat is defined for the purposes of these exemptions as represented by the following Vegetation Codes on the Monroe County

Existing Conditions Maps: 426 (Tropical Hardwood Hammock), 740.1 (Disturbed with Hammock), 411 (Slash Pineland), 640 (Saltmarsh and Buttonwood Associations), 641 (Freshwater Wetlands), and 710 (Beach with Associated Berm).

- (3) On Big Pine and No Name Keys, swimming pools, patios, decks, porches, spas, jacuzzis, storage sheds, tiki huts, stairs, awnings, driveways, and walkways that do not impact native habitat.
- (4) Fences constructed in accordance with Monroe County fencing guidelines.
- (5) Reconstruction of structures damaged or destroyed by calamity or natural disaster.

Thank you for your assistance and cooperation. We believe that by implementing these exemptions the process of protecting rare native species in the Keys will be more efficient and effective for both the county and the Service. We look forward to working with you in the future on environmental issues. If you have any questions, please contact Winston Hobgood at 772-562-3909, extension 306.

Sincerely yours,

James J. Slack
Field Supervisor
South Florida Ecological Services Office

cc:

FEMA, Atlanta, Georgia (Mary Rountree)
Monroe County Planning and Environmental Resources, Marathon, Florida (Marlene Conaway)
Florida Department of Community Affairs, Tallahassee, Florida (Rebecca Jetton)
FWC, West Palm Beach, Florida (Ricardo Zambara)

Sec. 9.5-4. Definitions.*

(A-1) *Access* means ingress or egress to land from a street or easement. (Ord. No. 19-1989, § 1(PD3))

(A-2) *Accessory uses or Accessory structures* means a use or structure that is subordinate to and serves a principal use or structure; is subordinate in area, extent and purpose to the principal use or structure served; contributes to the comfort, convenience or necessity of occupants of the principal use or structure served; and is located on the same lot or on contiguous lots under the same ownership and in the same land use district as the principal use or structure. Accessory uses include the utilization of yards for home gardens provided that the produce of the garden is for noncommercial purpose; however, in no event shall an accessory use or structure be construed to authorize a use or structure not otherwise permitted in the district in which the principal use is located, and in no event shall an accessory use or structure be established prior to the principal use to which it is accessory. Accessory uses shall not include guest units or any other potentially habitable structure. Habitable structures are considered to be dwelling units as defined below in this section.

(A-3) *Adjacent landowner* means an owner of land sharing a boundary with another parcel of land. For purposes of the plan, an intervening road, right-of-way, easement or canal shall not destroy the adjacency of the two (2) parcels.

(A-4) *Adverse impacts, stormwater management*, means modifications, alterations, or effects on ground or surface waters or wetlands, including quality, quantity, hydrodynamics, ie., currents, flow patterns, surface area, species composition, living resources, or usefulness which are or may be potentially harmful to human health and safety, to biological productivity or stability, or which interfere with lawful enjoyment of life or property, including secondary, cumulative, and direct impacts. (Ord. No. 19-1989, § 1(STM1))

***Editor's note**—For the convenience of the user, the subsection designations as they appeared in the original regulations have been retained even though they are at variance with the style of the remainder of this chapter.

(C-22) *Construction, stormwater management*, means any on-site activity which will result in the change of natural drainage patterns and will require the creation of a new stormwater management system. (Ord. No. 19-1989, § 1(STM6))

(C-23) *Contiguous* means a sharing of a common border at more than a single point of intersection. Contiguity is not interrupted by utility easements.

(C-24) *Control elevation* means the lowest point above sea level at which water can be released through the control structure. (Ord. No. 19-1989, § 1(STM7))

(C-25) *Control structure* means the element of a discharge structure which allows the gradual release of water under controlled conditions. (Ord. No. 19-1989, § 1, (STM8))

(C-26) *Control zone* means the airspace extending upward from the surface of the earth which may include one (1) or more airports and is normally a circular area of five (5) statute miles in radius with extensions where necessary to include instrument approach and departure paths. (Ord. No. 19-1989, § 1(PD90J), (TC1))

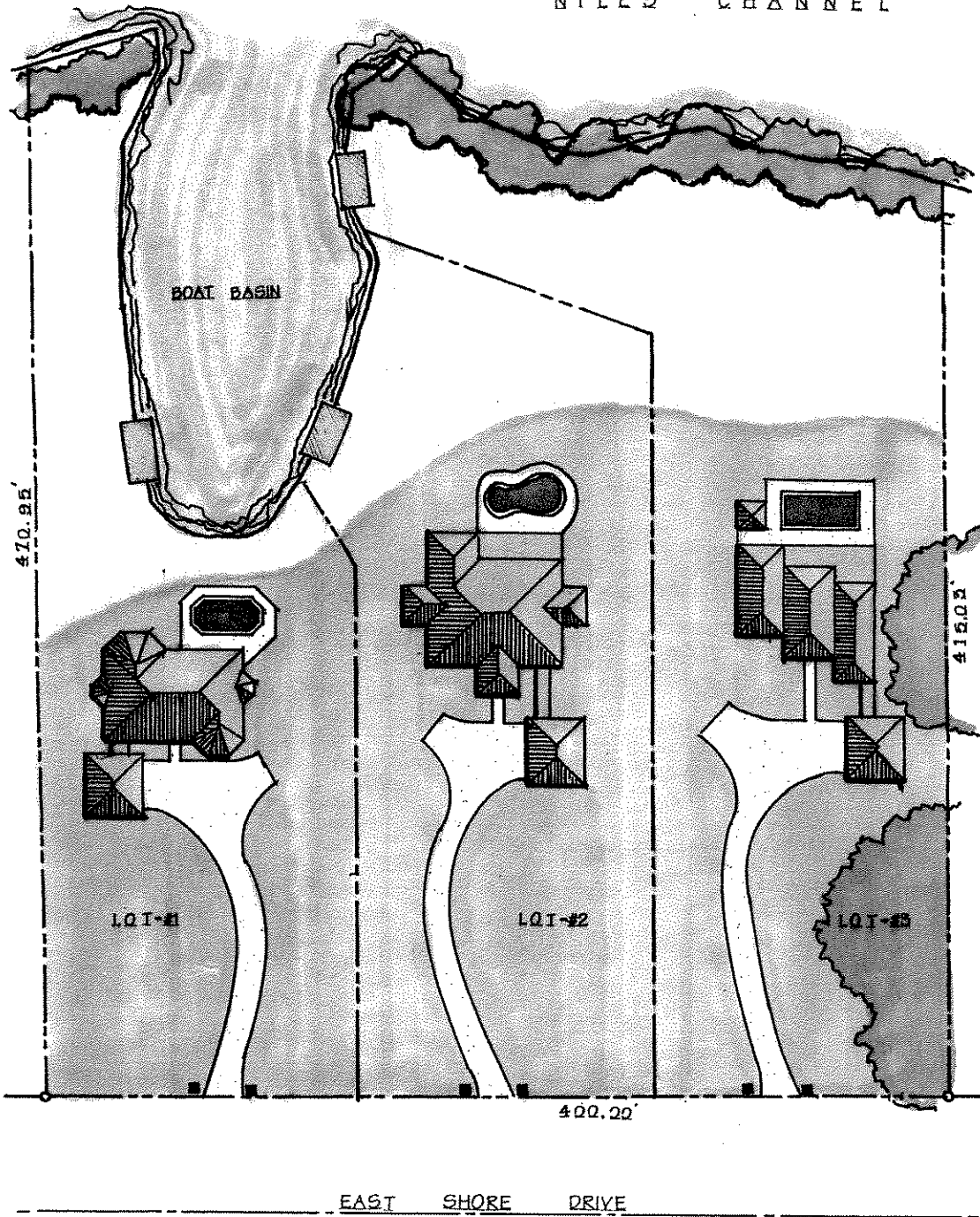
(C-27) *County* means the County of Monroe in the State of Florida.

(C-28) *Cut and fill* means the removal of surface and subsurface materials by any means from one area and deposition of said materials in another area; also, the removal of surface and subsurface materials from one area and deposition of new materials in that area. (Ord. No. 19-1989, § 1(STM9))

(D-1) *DBH (diameter at breast height)* shall mean, for the purposes of this chapter, a tree diameter as measured from the base of the tree, taken at approximately four (4) feet above the surrounding grade.

(D-2) *Decision height* means the height at which a decision must be made, during ILS instrument approach, to either continue the approach or to execute a missed approach. (Ord. No. 19-1989, § 1(PD90-K), (TD1))

NILES CHANNEL



SITE PLAN



GLENN GRAY
Associates
RESIDENTIAL DEVELOPMENT BY DESIGN
137 INDUSTRIAL RD., BNO PINE KEY, FLORIDA 33043 (305) 873-3241

TRACT 17 BERGIN ESTATE
SUMMERLAND KEY, FLORIDA

Padraic Bergin
490 Lesrohde Drive
Ramrod Key, FL 33042
305-872 -0365

March 9, 2005

Ms. Marlene Conaway
Director of Planning
Monroe County
2798 Overseas Highway
Marathon, FL 33050

Subject: Bergin Property of Residential Units Within Same Ownership

Dear Ms. Conaway:

My family has owned lots 32 and 17 of Summerland Estates on Summerland Key on East Shore Drive for many years and wish to request of the county a determination that the three residential units long established on Lot 32 be transferred to Lot 17 in whole or in part based on the fact of the common ownership.

For your review, I have enclosed an analysis of the available density on lots 17 and 32 prepared by the Craig Company together with a vegetation analysis prepared by Susan Sprunt of Environmental Consulting Systems, Inc. as well as property record cards for the properties and the sketchy permit history for the structures that have long been on Lot 32.

The basic approach that we are using is to simply move the rights to the three homes to the waterside parcel, which we have used as access to the water via a dock on that property, and build new units for our family. Our biologist has indicated that the majority of Lot 17 is considered "disturbed" and a better location for the homes than Lot 32 which contains more sensitive habitat. I have attached a Site Plan which shows a proposal for these three structures.

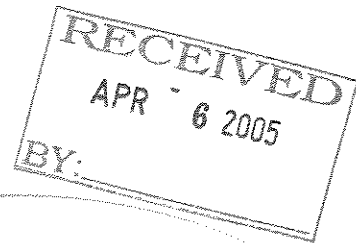
My consultant has advised me that I should request this determination of the County in order to establish the rights to rebuild the three units as principal dwellings and to clarify that we have the right to transfer the units to immediately contiguous parcels under the same ownership.

If you or your staff could address this issue for me it would aid my family in determining our rights and a method for better enjoying our property. Thank you and if you have any questions, please call me.

Respectfully,

Padraic Bergin

Timothy J. Bergin
490 Lesrohde Drive
Ramrod Key, FL 33042
305-872-0365



1 April, 2005

Ms. Marlene Conaway
Director of Planning
Monroe County
2798 Overseas Highway
Marathon, FL 33050

Reynolds

A handwritten signature "Reynolds" in cursive, enclosed within a large, hand-drawn oval. Two arrows originate from the bottom of the oval, pointing towards the subject line.

Subject: Bergin Property of Residential Units Within Same Ownership

Dear Ms. Conaway:

My family has owned lots 32 and 17 of Summerland Estates on Summerland Key on East Shore Drive for many years and wish to request of the county a determination that the three residential units long established on Lot 32 be transferred to Lot 17 in whole or in part based on the fact of the common ownership.

For your review, I have enclosed an analysis of the available density on lots 17 and 32 prepared by the Craig Company together with a vegetation analysis prepared by Susan Sprunt of Environmental Consulting Systems, Inc. as well as property record cards for the properties and the sketchy permit history for the structures that have long been on Lot 32.

The basic approach that we are using is to simply move the rights to the three homes to the waterside parcel, which we have used as access to the water via a dock on that property, and build new units for our family. Our biologist has indicated that the majority of Lot 17 is considered "disturbed" and a better location for the homes than Lot 32 which contains more sensitive habitat. I have attached a Site Plan which shows a proposal for these three structures.

My consultant has advised me that I should request this determination of the County in order to establish the rights to rebuild the three units as principal dwellings and to clarify that we have the right to transfer the units to immediately contiguous parcels under the same ownership.

If you or your staff could address this issue for me it would aid my family in determining our rights and a method for better enjoying our property. Thank you and if you have any questions, please call me.

Respectfully,

Timothy J. Bergin
Timothy J. Bergin

1966-David
Mumford

Grace S. Reynolds

Card these structures were built in 1958. The permit issued in 1988 for the addition is significant in that it contains a sketch of the site with uses outlined (Attachment B). The sketch identifies two residences, one garage and an “accessory building”. This is in conflict with the property record card as the Property Appraiser identifies the “accessory structure” as a residence, which according to the owners and the Appraisal completed in 2001, is its current use. The 1988 permit identified a septic tank on Lot 32. There were no permits found for Lot 17.

Monroe County Zoning

Each of the subject lots contains two zoning districts, Suburban Residential (SR) and Native (NA). The SR land use district of the Monroe County Land Development Regulations allows for uses that are primarily residential in nature. Single family homes are permitted as-of-right. In addition, single-family homes can be used as a Vacation Rental as-of-right pursuant to the Monroe County Vacation rental ordinance.

Commercial uses are permitted in SR provided that the parcel of land either abuts US 1 or a dedicated right-of-way that serves as a frontage road for US 1. These restrictions preclude commercial development on either of these two sites. However, Public Buildings and Institutional Uses are not subject to this restriction and are permitted with a maximum 25% Floor area Ratio (FAR). This ratio is based on the square footage of the building divided by the square footage of the site. An excerpt from the Monroe County Land Development Regulations listing all of the various uses allowed within Suburban Residential category is found as an Appendix C to this report.

The purpose of the NA district is preserve areas that are environmentally sensitive. Development is limited to very low-density residential uses and some public uses. If it is determined that there is enough upland area in the NA district, then, possibly TDR's could be transferred from this area to elsewhere on the parcel. It appears as though the existing development (five structures on Lot 32 and dock on Lot 17) is located in the SR district and the NA district on both lots is vacant.

Density and Intensity Characteristics

The use of the site is residential, although for a period of time one of the buildings was used as a dentist's office. This building has since been used as a residence. At the time of this report, it is unclear as to when the office was converted to the residence, although from documentation available, it was before 1988. For this report the number of residences on Lot 32 shall be assumed to be three, as documented by the property record card. The residential density within

the Suburban Residential category is limited to one unit per acre allocated density and up to 10 units per acre maximum net density. Maximum net density can be applied if used for “affordable” housing or if transferable development rights (TDR) are purchased and applied to the site.

Since a survey was not available for this analysis, the area calculations of the SR district have been scaled from the County zoning map and are provided as an illustration only. In order to determine exact density calculations, a survey is required that provides the zoning line in addition to boundary information. That said, the following illustrates the existing and potential density for residential development on Lot 32 and 17 in the SR district. The density associated with the Native land use district cannot be determined until the habitat and upland area in this area is determined.

A. 1. Lot 32 Allocated Density:

$$\begin{array}{rclcl} \text{Gross Area*} & \times & \text{Allocated Density} & = & \text{Maximum Allocated Density} \\ 2.02 \text{ acres} & & 1 \text{ (per acre)} & & 2.02 \text{ units or } \mathbf{2 \text{ units}} \end{array}$$

A.2 Lot 32 Maximum Net Density:

$$\begin{array}{rclcl} \text{Gross Area} & \times & \text{Open Space Ratio} & = & \text{Net Buildable Area**} \\ 2.02 \text{ acres} & & 50\% \text{ allocated to} & & 1.01 \text{ acres} \\ & & \text{Open Space or .50} & & \\ \text{Net Buildable} & \times & \text{Max Net Density} & = & \mathbf{10 \text{ units}} \\ \text{Area} & & \text{(Affordable or Spaces)} & & \\ 1.0 \text{ acres} & & 10.0 \text{ units/ac.} & & \end{array}$$

B.1 Lot 17 Allocated Density:

$$\begin{array}{rclcl} \text{Gross Area*} & \times & \text{Allocated Density} & = & \text{Maximum Allocated Density} \\ 3.89 \text{ acres} & & 1 \text{ (per acre)} & & 3.89 \text{ units or } \mathbf{4 \text{ units}} \end{array}$$

B.2 Lot 17 Maximum Net Density:

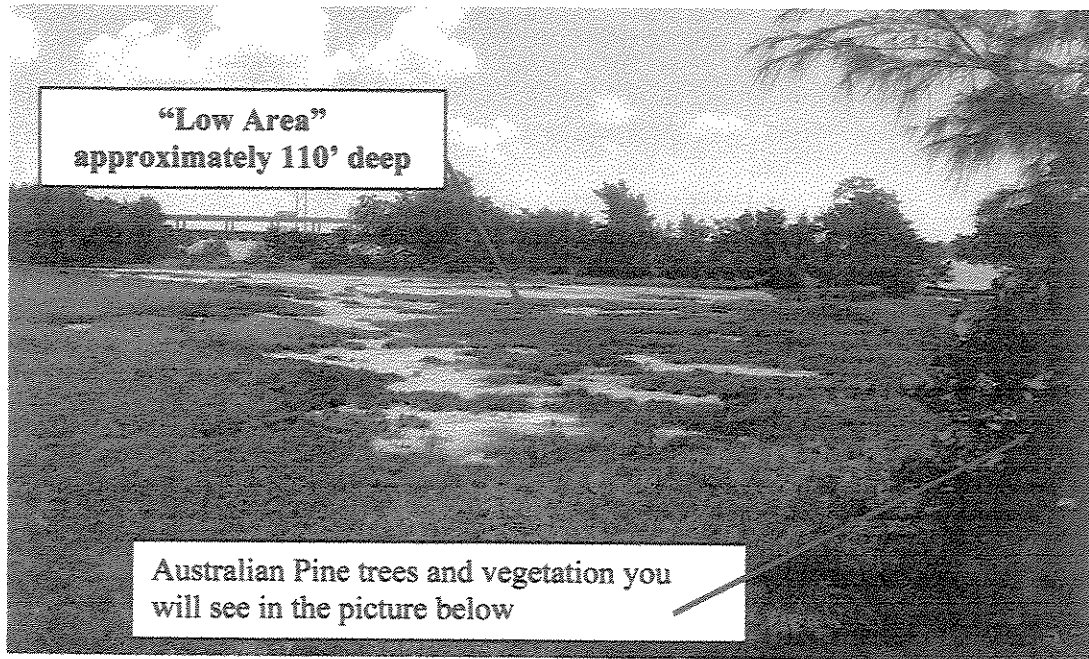
$$\begin{array}{rclcl} \text{Gross Area} & \times & \text{Open Space Ratio} & = & \text{Net Buildable Area**} \\ 3.89 \text{ acres} & & 50\% \text{ allocated to} & & 1.945 \text{ acres} \\ & & \text{Open Space or .50} & & \\ \text{Net Buildable} & \times & \text{Max Net Density} & = & 19.45 \text{ units or } \mathbf{19 \text{ units}} \\ \text{Area} & & \text{(Affordable or Spaces)} & & \\ 1.945 \text{ acres} & & 10.0 \text{ units/ac.} & & \end{array}$$

* Scaled area of Suburban Residential district from the Land Use District Maps.

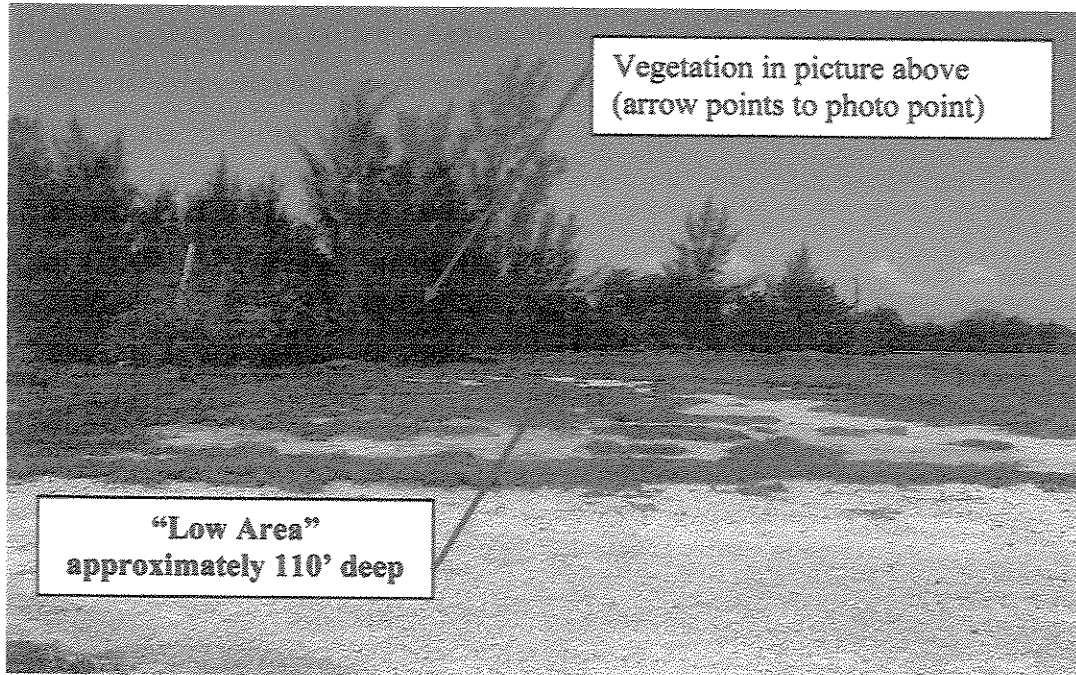
**Net Buildable Area is based on the total area of the parcel less the required open space. In this land use district the minimum open space required is 50%. However, the required open space can be increased if



ATTACHMENT TWO
PHOTOGRAPHS OF BERGIN PROPERTY
SUMMERLAND KEY

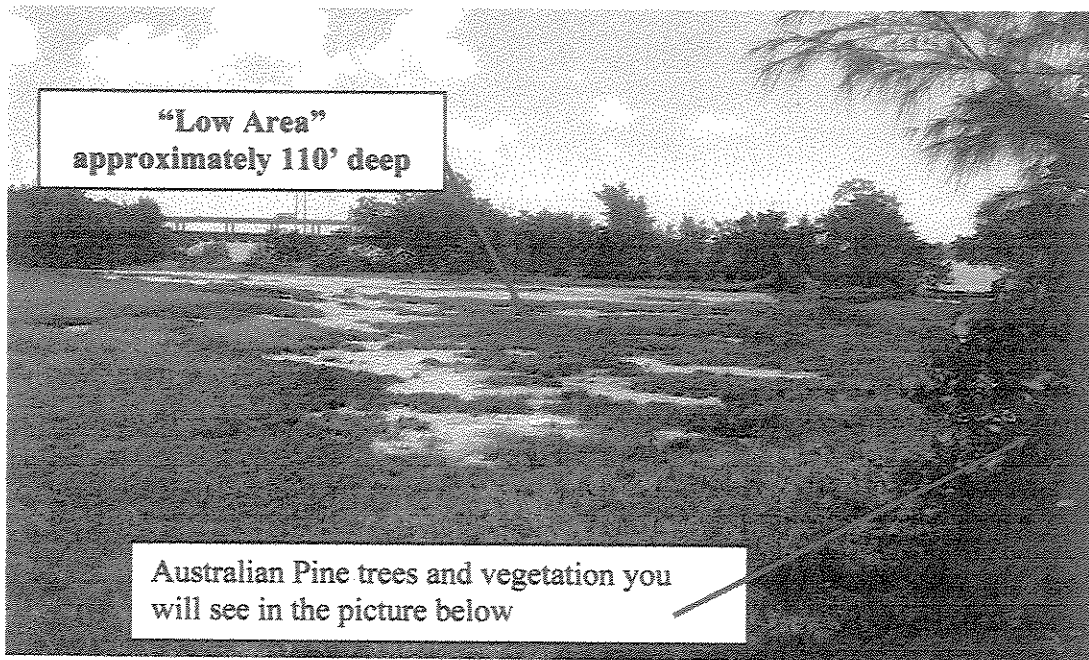


1. LOOKING NORTHEAST TOWARDS NILES CHANNEL & SHORELINE

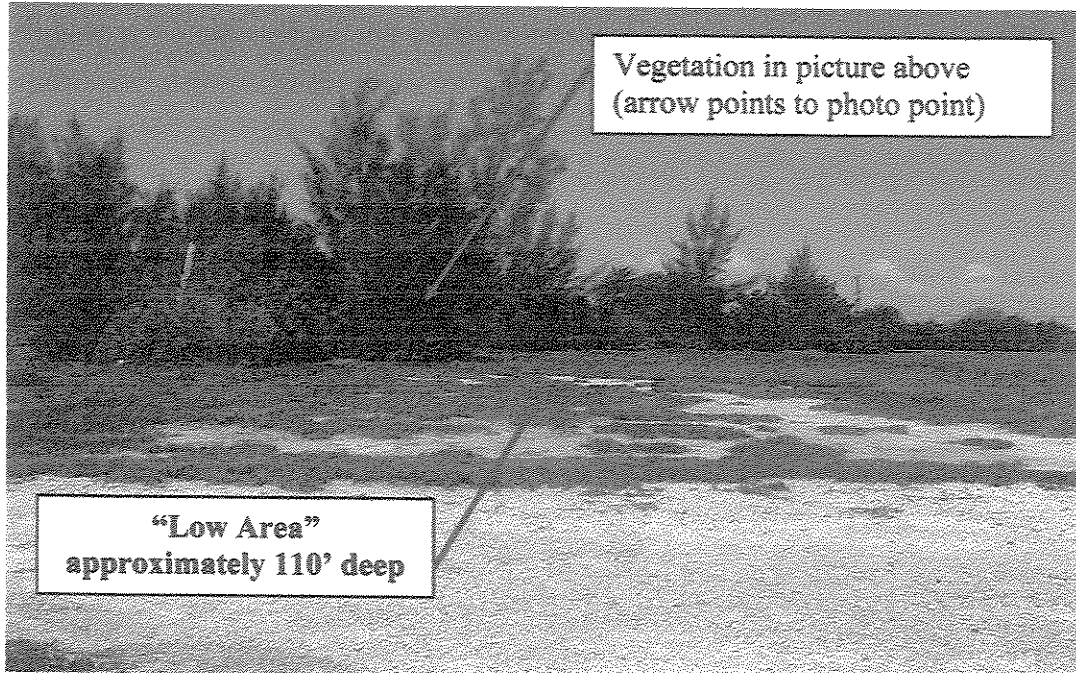


2. LOOKING SOUTHWEST TOWARDS EAST SHORE DRIVE

ATTACHMENT TWO
PHOTOGRAPHS OF BERGIN PROPERTY
SUMMERLAND KEY



1. LOOKING NORTHEAST TOWARDS NILES CHANNEL & SHORELINE



2. LOOKING SOUTHWEST TOWARDS EAST SHORE DRIVE

GROWTH MANAGEMENT DIVISION

2798 Overseas Highway
Suite 400
Marathon, Florida 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



BOARD OF COUNTY COMMISSIONERS

Mayor Dixie M. Spehar, District 1
Mayor Pro Tem Charles "Sonny" McCoy, District 3
George Neugent, District 2
David P. Rice, District 4
Murray E. Nelson, District 5

August 15, 2005

Mr. Timothy Bergin
400 Lesrohde Drive
Summerland Key, FL 33042

Re: RE #00200710.000000
Lot 32, Summerland Estates, Summerland Key

Dear Mr. Bergin:

You requested a determination as to whether three residential units may be rebuilt and exempt from the Residential Rate of Growth Ordinance (ROGO) on the above-described premises.

A review of the records has determined:

- Lot 32 is located in the Sub Urban Residential (SR) and Native Area (NA) Land Use Districts.
- The Monroe County Property Appraiser archive records indicate that the property was a single family home in 1976. The attached record reflects that there is a single family home, a garage, a workshop and a cottage on site. (Copy Enclosed)
- The Monroe County Property Appraiser's office has coded and taxed this property as a single family residence (PC01) until 1995. In 1995 the property code was changed to multi-family (PC08) and taxed as multi-family.
- Permit 88100991 was issued on May 27, 1988 for an addition to a single family residence. This file indicates that the office structure was now being utilized as a single family home. This permit accepted this as a second dwelling unit and authorized an addition to the residential structure. The site plan provided in Permit file 8810991 shows two residences and makes no reference to a third dwelling unit
- Permit 87100987 was issued in 1987 for roof repairs. Permit A18797 was issued for a re-roof in 1987. Permit 13333 was issued in 1967 for a re-roof to an office. Permit 10855 was issued in 1966 for plumbing. Permit 10854 was issued in 1966, the scope of work is unspecified.
- No permit history reflects that the trailer was lawfully established on site. Permit file 88100991 does not indicate this structure on the property.

Therefore the Monroe County Planning Department recognizes two dwelling units on Lot 32 Summerland Estates. The replacement of these dwelling units is exempt from the Monroe County Rate of Growth Ordinance (ROGO). The existing dwelling units must be demolished before the replacement residential units may be rebuilt conforming to all current Monroe County Codes.

8/15/05
LETTERS

In you letter of April 1, 2005 to K. Marlene Conaway, Director of Planning you had inquired if the ROGO exempt development rights that exist on Lot 32 could be transferred to Lot 17. In this letter you refer to Lot 17 as contiguous with Lot 32. Pursuant to Monroe County Code, Section 9.5-4(C-23), "Contiguous means a sharing of a common border at more than a single point of intersection. Contiguity is not interrupted by utility easements." In accordance with this definition Lot 17 is not contiguous with Lot 32: East Shore Drive is a dedicated right of way separating Lot 17 and Lot 32, Summerland Estates.

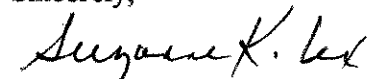
At this time the only provision in the Monroe County Code for the transfer of ROGO exempt development rights (TRE) is for affordable housing. Monroe County Code Section 9.5-120.4. (b) b establishes the criteria for redevelopment. I have attached a complete copy of Monroe County Code Section 9.5-120.4 for your review.

The Monroe County Planning Commission has reviewed a proposed ordinance that may establish a process for the off site redevelopment of market rate dwelling units. A draft copy of the Affordable Housing Ordinance is attached. This is the link to the Monroe County website <http://www.monroecountyfl.gov>. The Planning Commission agenda and accompanying documentation is available for review if you are interested in the progress of this proposed Affordable Housing Ordinance.

Pursuant to Monroe County Code Section 9.5-43 you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. Please feel free to contact me at (305) 289-2500 if you have any questions.

You may appeal this decision. If you choose to do so, please contact Ms. Nicole Petrick, Planning Commission Coordinator, at (305) 289-2500 for the necessary forms and information. The appeal must be filed with Thomas Willi, County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) working days from the date of this decision. In addition, please submit a copy of your application to Ms. Petrick, Planning Commission Coordinator, Monroe County Planning Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050-2227.

Sincerely,



Suzanne K. Lex
Sr. Planning Technician

Cc: Thomas J. Willi, County Administrator
K. Marlene Conaway, Director of Planning and Environmental resources
Timothy McGarry, AICP, Director of Growth Management
Elizabeth LaFleur, Director Lower Keys Island Planning Team
Nicole Petrick, Planning Commission Coordinator
Rogo Exemption File

Attachments: 2

U:\Growth Management\Planning\Lex-Suzanne\Rogo Exemptions\Summerland Key\Lot 32 Summerland estates.doc

2005
ppl

Roll Year 2006
Run: 10/03/2005 08:43 AM

Parcel	00200610-000000-36-66-28	Nbhd	723
Alt Key	1263915	Mill Group	100H
Affordable Housing No		PC	00
Inspect Date		Next Review	
Business Name			
Physical Addr	SUMMERLAND KEY		

Legal Description

Land Data 1.

Total Just Value

Monroe County Property Record Card (124)

Alternate Key: 1263915
Effective Date: 10/3/2005 8:43:17 AM
Roll Year 2006
Run: 10/03/2005 08:43 AM

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	271,600	0	0	0	271,600	271,600	0	271,600
2004F	C	271,600		0	0	271,600	271,600	0	271,600
2003F	C	271,600		0	0	271,600	271,600	0	271,600
2002F	C	271,600		0	0	271,600	271,600	0	271,600
2001F	C	271,600		0	0	271,600	271,600	0	271,600
2000F	C	271,600		0	0	271,600	271,600	0	271,600
1999F	C	271,600		0	0	271,600	271,600	0	271,600
1998F	C	271,600		0	0	271,600	271,600	0	271,600
1997F	C	271,600		0	0	271,600	271,600	0	271,600
1996F	C	271,600		0	0	271,600	271,600	0	271,600
1995F	C	271,600		0	0	271,600	271,600	0	271,600
1994F	C	271,600		0	0	271,600	271,600	0	271,600
1993F	C	271,600		0	0	271,600	271,600	0	271,600
1992F	C	235,143		0	0	235,143	235,143	0	235,143
1991F	C	271,600		0	0	271,600	271,600	0	271,600
1990F	C	271,600		0	0	271,600	271,600	0	271,600
1989F	C	242,500		0	0	242,500	242,500	0	242,500
1988F	C	242,500		0	0	242,500	242,500	0	242,500
1987F	C	242,500		0	0	242,500	242,500	0	242,500
1986F	C	173,000		0	0	173,000	173,000	0	173,000
1985F	C	173,009		0	0	173,009	173,009	0	173,009
1984F	C	173,009		0	0	173,009	173,009	0	173,009
1983F	C	173,009		0	0	173,009	173,009	0	173,009
1982F	C	115,339		0	0	115,339	115,339	0	115,339

Monroe County Property Record Card (124)

Alternate Key: 1264041
Effective Date: 10/3/2005 8:42:37 AM
Roll Year 2006
Run: 10/03/2005 08:42 AM

LAND TRUST AGREEMENT DTD 4/28/04
CARE OF: BERGIN, PADRAIC A TRUSTEE
6000 SW 86TH ST
MIAMI FL 33143

Parcel 00200710-0000000-36-66-28
Alt Key 1264041
Affordable Housing No
Inspect Date
Business Name
Physical Addr 17 E SHORE DR, SUMMERLAND KEY

Nbhd 727
Mill Group 100H
PC 08
Next Review

Associated Names

Name	DBA	Role
BERGIN, PADRAIC A TRUSTEE		C/O
LAND TRUST AGREEMENT DTD 4/28/04,		Owner

Legal Description

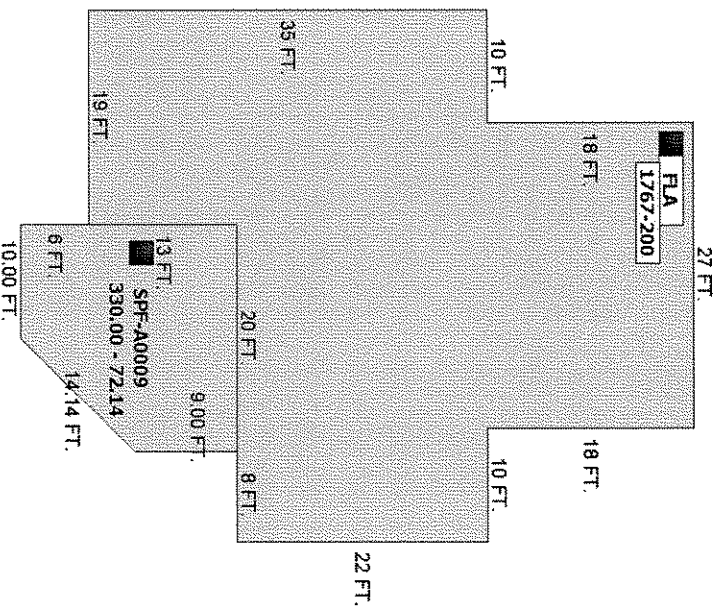
LOT 32 SUMMERLAND ESTATES SUMMERLAND KEY PB2-167 OR365-904-905 OR367-388-389 OR774-400-401 OR774-1530 OR2018-597/99 OR2071-1193/98 OR2071-1199/1204
OR2071-1205/1210 OR2071-1211/1216 OR2071-1217/1222

Land Data	Line ID	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Just Value
29724	010D		0	0	Yes	2.28	AC		1.00	1.00	1.00	1.00		N	
29725	100W		0	0	Yes	4.00	AC		1.00	1.00	1.00	1.00		N	
29726	9500		0	0	Yes	2.29	AC		1.00	1.00	1.00	1.00		N	
Total Just Value															

Monroe County Property Record Card (124)

Alternate Key: 1264041
Effective Date: 10/3/2005 8:42:37 AM
Roll Year 2006
Run: 10/03/2005 08:42 AM

Building Sketch 13009



Building Characteristics

Building Nbr	1	Building Type	R1	Perimeter	200	Grnd Floor Area	1,767	Special Arch	0
Effective Age	15	Condition	A	Depreciation %	0.19	Functional Obs	0.00		
Appraiser ID	024	Quality Grade	450	Year Built	1958	Economic Obs	0.00		

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	1	Roof Cover	3	Heat	1	1	Heat	2	0	Heat Src	1	4	Heat Src	2	0	Foundation	0	Bedrooms	3
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0	Fireplaces	1	Compactor	0	
	3 Fix Bath	1	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0									

Sections

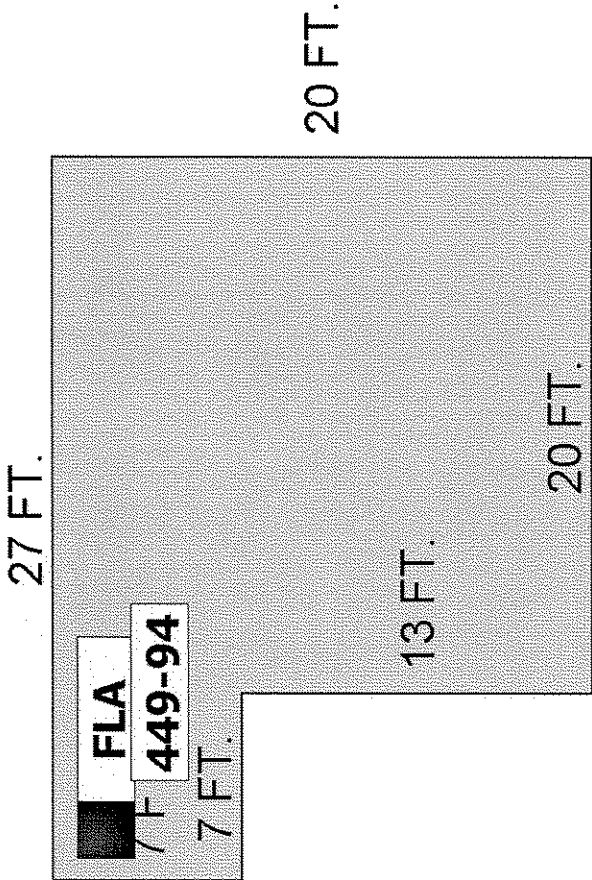
Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	Basement %	Finished Bsmt %	Area	Sketch ID
SPF	2	1:WD FRAME	1	1989				330	009
FLA	1	12:ABOVE AVERAGE WOOD	1	1988	N	0.00	0.00	1,767	000

Monroe County Property Record Card (124)

Alternate Key: 1264041
Effective Date: 10/3/2005 8:42:37 AM

Roll Year 2006
Run: 10/03/2005 08:42 AM

Building Sketch 13010



Building Characteristics

Building Nbr	2	Building Type	R1	Perimeter	94	Grnd Floor Area	449	Special Arch	0
Effective Age	20	Condition	P	Depreciation %	0.30	Functional Obs	0.00		
Appraiser ID	024	Quality Grade	350	Year Built	1958	Economic Obs	0.00		

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	1	Roof Cover	3	Heat 1	1	Heat 2	0	Heat Src 1	4	Heat Src 2	0	Foundation	0	Bedrooms	1
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0	
	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0	

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	12:ABOVE AVERAGE WOOD	1	1957	N	0.00	0.00	449	002

Monroe County Property Record Card (124)

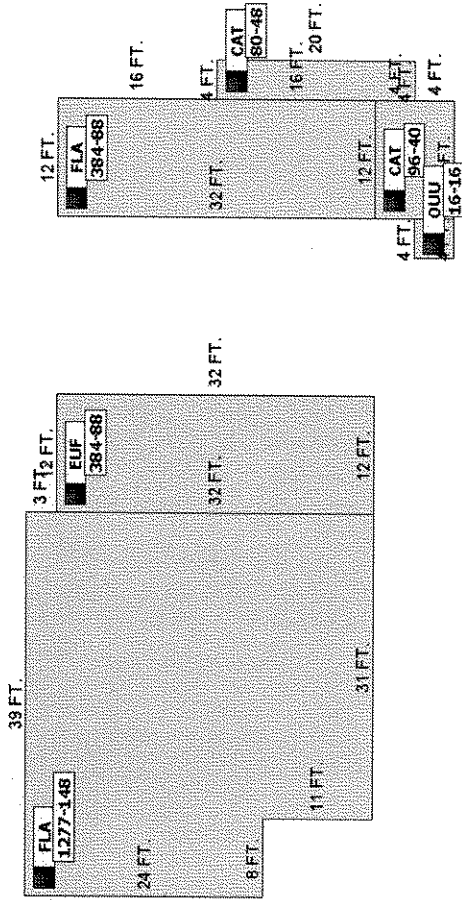
Alternate Key: 1264041

Roll Year 2006

Effective Date: 10/3/2005 8:42:37 AM

Run: 10/03/2005 08:42 AM

Building Sketch 13011



Building Characteristics

Building Nbr	3	Building Type	R1	Perimeter	236	Grnd Floor Area	1,661	Special Arch	0
Effective Age	20	Condition	P	Depreciation %	0.30	Functional Obs	0.00		
Appraiser ID	024	Quality Grade	400	Year Built	1958	Economic Obs	0.00		

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	2	Roof Cover	3	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	3	Bedrooms	1
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0	
	3 Fix Bath	1	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0	

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	12:ABOVE AVERAGE WOOD	1	1988	N	0.00	0.00	1,277	003
EUF	2	12:ABOVE AVERAGE WOOD	1	1988	N	0.00	0.00	384	004
FLA	3	12:ABOVE AVERAGE WOOD	1	1988	N	0.00	0.00	384	005
CAT	4	12:ABOVE AVERAGE WOOD	1	1994	N	0.00	0.00	96	006

Monroe County Property Record Card (124)

Alternate Key: 1264041
Effective Date: 10/3/2005 8:42:37 AM
Roll Year 2006
Run: 10/03/2005 08:42 AM

OUU	5	12:ABOVE AVERAGE WOOD	1	1994	N	0.00	16	007
CAT	6	12:ABOVE AVERAGE WOOD	1	1994	N	0.00	80	008

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
1	GR2:GARAGE	750	SF	0	0	1975	1976	2	60		
2	UB2:UTILITY BLDG	1,296	SF	0	0	1975	1976	3	50		
3	PT3:PATIO	676	SF	0	0	1975	1976	2	50		
4	RW2:RETAINING WALL	240	SF	80	3	1957	1958	3	50		
5	AC2:WALL AIR COND	2	UT	0	0	1992	1993	1	20		
6	WD2:WOOD DECK	250	SF	25	10	1979	1980	2	40		
7	WD2:WOOD DECK	100	SF	10	10	1979	1980	1	40		
8	SE2:SCRN ENCLOSURE	100	SF	10	10	1989	1990	2	40		
Total Depreciated Value											

Appraiser Notes

COMBINED BUILDINGS 2&3 INTO ONE BUILDING.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	88-0991	May 1 1988 12:00AM	Nov 1 1988 12:00AM	12,000		ADDITION-RESIDENTIAL

Monroe County Property Record Card (124)

Alternate Key: 1264041
Effective Date: 10/3/2005 8:42:37 AM
Roll Year 2006
Run: 10/03/2005 08:42 AM

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	43,029	0	400,719	25,410	469,158	469,158	0	469,158
2004F	C	43,029		286,313	26,208	355,550	355,550	0	355,550
2003F	C	25,609		372,207	27,345	425,161	425,161	0	425,161
2002F	C	25,609		162,614	28,430	216,653	216,653	0	216,653
2001F	C	24,409		162,614	29,356	216,379	216,379	0	216,379
2000F	C	24,409		162,614	23,070	210,093	200,256	25,500	174,756
1999F	C	24,409		150,106	22,104	196,619	191,095	25,500	165,595
1998F	C	24,409		137,597	20,856	182,862	182,862	25,500	157,362
1997F	C	24,409		137,597	21,597	183,603	183,603	25,500	158,103
1996F	C	24,409		137,597	22,315	184,320	184,320	25,500	158,820
1995F	C	32,389		129,843	20,848	183,080	183,080	25,500	157,580
1994F	C	32,389		120,011	18,910	171,310	171,310	25,500	145,810
1993F	C	32,389		120,011	19,479	171,879	171,879	25,500	146,379
1992F	C	32,389		120,011	19,937	172,337	172,337	25,500	146,837
1991F	C	32,389		120,011	20,507	172,907	172,907	25,500	147,407
1990F	C	32,389		120,011	21,077	173,477	173,477	25,500	147,977
1989F	C	32,389		120,011	21,534	173,934	173,934	25,500	148,434
1988F	C	32,389		52,455	19,863	104,707	104,707	25,500	79,207
1987F	C	32,847		51,805	20,376	105,028	105,028	25,500	79,528
1986F	C	64,275		52,052	20,794	137,121	137,121	25,500	111,621
1985F	C	61,309		41,474	13,261	116,044	116,044	25,500	90,544
1984F	C	61,309		38,469	13,261	113,039	113,039	25,500	87,539
1983F	C	61,309		38,469	13,261	113,039	113,039	25,500	87,539
1982F	C	16,660		39,247	13,261	69,168	69,168	36,750	32,418

ALTERNATE KEY: 1264041

PO BOX 420007 - E SHORE DRIVE
SUMMERLAND KEY FL 33042

UNIT:

BK LT 32 SUMMERLAND ESTATES SUMMERLAND KEY PB 2-167 OR365-904-905 OR367-388-389 OR774-400-401 OR774-1530

[illegible]

FLA 1 L27D18L10D35R19U13R28U22L10U18.L0018D0053

MONROE COUNTY PROPERTY RECORD CARD
ALTERNATE KEY: 1264041

ID: 017 Run: 1/14/2004 2:24PM Page: 2

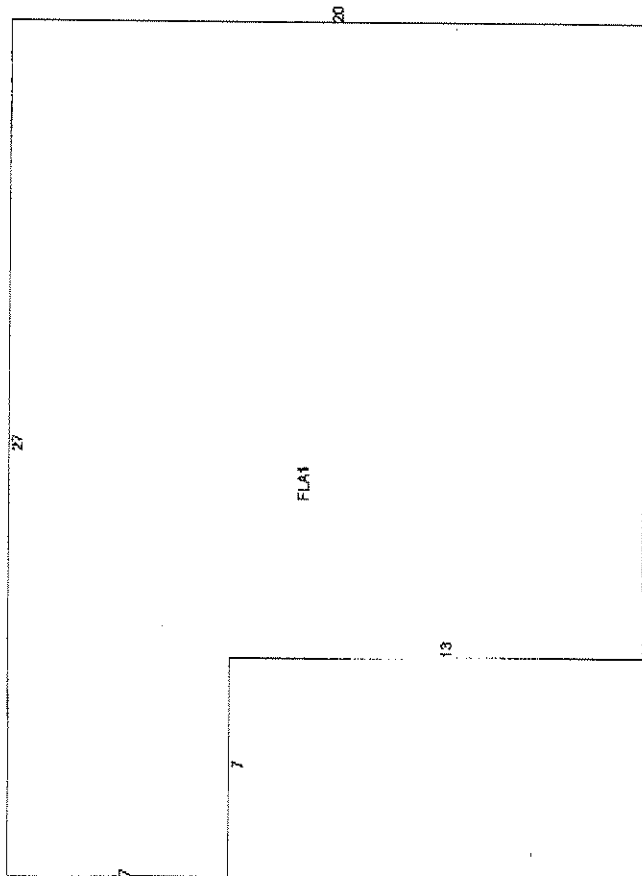
SPF 2 D6R20U19L20D13.

BUILDING CHARACTERISTICS

APPRAISER ID 042 APPRAISED ON 1/01/2000 INSPECT DATE / / NEXT REVIEW 1/01/2003
BUILDING NBR 1
EFF AGE GROUP 3 CONDITION G YEAR BUILT 1958 FUNCT OBSOLES .000
QUALITY GRADE 450 ARCH DESIGN LOC OBSOLES .000
IMPROVEMENT TYPE R1 PERIMETER 200 GRND FLR AREA 1767 NORMAL DEPR 0.1900

SECTION	EXTERIOR WALL TYPE	NBR	STORIES	ROLL	ATTIC	BASEMENT%	FINISHED	FLR AREA	SECTION
TYPE ID				YR	FINISH		BASEMENT%		
FLA 1	12ABOVE AVERAGE	WOOD	1.00	1989	0.00	0.00	0.00	1767	
SPF 2	12ABOVE AVERAGE	WOOD	1.00	1989	0.00	0.00	0.00	380	
BLDG #	1	REFINEMENTS							
ROOF TYPE	1	BEDROOMS	3	FIREPLACES	1	BUILT-IN	KITCHEN	0	
ROOF COVER	3	2FIXBATH	0	DISHWASHER	0	AIRCONDITIONING	Y		
FOUNDATION		3FIXBATH	2	VACUUM	0	GARBAGE DISPOSAL	0		
INT FINISH	WALL 5 FLOOR 3	4FIXBATH	0	INTERCOM	0	COMPACTOR	0		
TYPE HEAT	1	XFIXTURES	3	SECURITY	0				
SRC HEAT	4								

Building Sketch



Bldg # = 2 of 3

MONROE COUNTY PROPERTY RECORD CARD

ID: 017 Run: 1/14/2004 2:24PM Page: 3

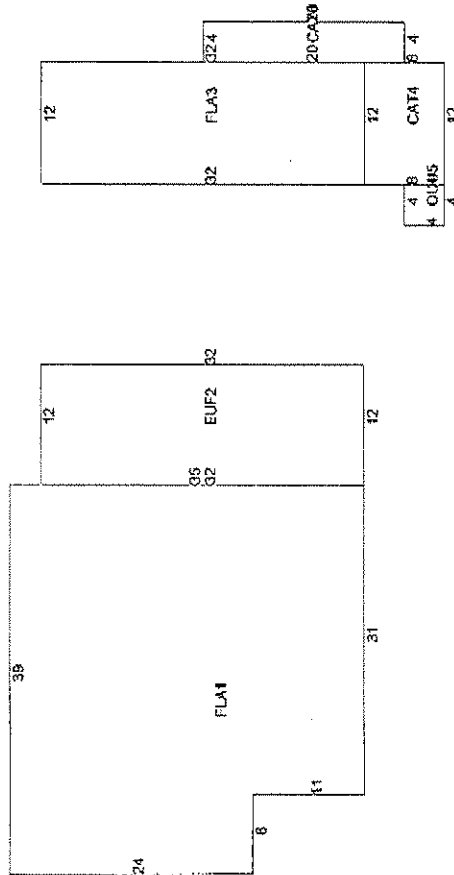
ALTERNATE KEY: 1264041

FLA 1 L27D7R7D13R20U20.

BUILDING CHARACTERISTICS
 APPRAISER ID 042 APPRAISED ON 1/01/2000 INSPECT DATE / / NEXT REVIEW 1/01/2003
 BUILDING NBR 2
 EFF AGE GROUP 3 CONDITION P YEAR BUILT 1958 FUNCT ORSOLES .000
 QUALITY GRADE 350 ARCH DESIGN LOC ORSOLES .000
 IMPROVEMENT TYPE R1 PERIMETER 94 GRND FLR AREA 449 NORMAL DEPR 0.3000

SECTION	EXTERIOR WALL TYPE	NBR	ROLL	ATVIC	BASEMENT%	FINISHED	FLR AREA	SECTION
TYPE ID								
FLA 1	12ABOVE AVERAGE	WOOD1.00	1958	0.00	0.00	0.00	449	
BLDG #	2	REFINEMENTS						
ROOF TYPE	1	BEDROOMS	1	FIREPLACES	0	BUILT-IN KITCHEN	0	
ROOF COVER	3	2FIXBATH	0	DISHWASHER	0	AIRCONDITIONING	N	
FOUNDATION		3FIXBATH	1	VACUUM	0	GARAGE DISPOSAL	0	
INT FINISH		WALL 2 FLOOR 3	4	INTERCOM	0	COMPACTOR	0	
TYPE HEAT	1	XFIXTURES	3	SECURITY	0			
SRC HEAT	4							

Building Sketch



Bldg # = 3 of 3

FLA 1 L31U11L8U24R39D35.

EUF 2 R12U32L12D32.R30

MONROE COUNTY PROPERTY RECORD CARD
ALTERNATE KEY: 1264041

ID: 017 Run: 1/14/2004 2:24PM Page: 4

FLA 3 R12U32L12D32.
CAT 4 D8R12U8L12.D4
OUU 5 L4D4R4U4.R12
CAT 6 R4U20L4D20.

BUILDING CHARACTERISTICS

APPRAISER ID 042 APPRAISED ON 1/01/2000 INSPECT DATE / / NEXT REVIEW 1/01/2003
BUILDING NBR 3
EFF AGE GROUP 3 CONDITION P YEAR BUILT 1958 FUNCT OBSOLES .000
QUALITY GRADE 400 ARCH DESIGN LOC OBSOLES .000
IMPROVEMENT TYPE R1 PERIMETER 236 GRND FLR AREA 1661 NORMAL DEPR 0.3000

SECTION	EXTERIOR WALL TYPE	NBR STORIES	ROLL	ATTIC FINISH	BASEMENT% FINISHED	FLR AREA	SECTION
TYPE ID							
FLA 1	12ABOVE AVERAGE	WOOD1.00	1989	0.00	0.00	1277	
FLA 2	12ABOVE AVERAGE	WOOD1.00	1989	0.00	0.00	384	
FLA 3	12ABOVE AVERAGE	WOOD1.00	1989	0.00	0.00	384	
CAT 4	12ABOVE AVERAGE	WOOD1.00	1995	0.00	0.00	96	
OUU 5	12ABOVE AVERAGE	WOOD1.00	1995	0.00	0.00	16	
CAT 6	12ABOVE AVERAGE	WOOD1.00	1995	0.00	0.00	80	

BLDG # 3 REFINEMENTS

BLDG TYPE	2	BEDROOMS	1	FIREPLACES	0	BUILT-IN KITCHEN	0
ROOF COVER	3	2FIXBATH	0	DISHWASHER	0	AIRCONDITIONING	N
FOUNDATION	3	3FIXBATH	2	VACUUM	0	GARBAGE DISPOSAL	0
INT FINISH	WALL 0 FLOOR 0	4FIXBATH	0	INTERCOM	0	COMPACTOR	0
TYPE HEAT	0	XFIXTURES	3	SECURITY	0		
SRC HEAT	0						

MISCELLANEOUS IMPROVEMENTS

NBR	TYPE	X	NUMBER	UNITS	TYPE	LENGTH	WIDTH	YEAR	YR CONST	GRADE	LIFE	RCN VALUE	DEPR VALUE
1	GR2	1	750.00	SF	0.0	0.0	0.0	1976	1975	2	60		
2	UB2	1	1,296.00	SF	0.0	0.0	0.0	1976	1975	3	50		
3	PT3	1	676.00	SF	0.0	0.0	0.0	1976	1975	2	50		
4	RW2	1	240.00	SF	80.0	3.0	0.0	1958	1957	3	50		
5	AC2	1	2.00	UT	0.0	0.0	0.0	1993	1992	1	20		
6	WD2	1	250.00	SF	25.0	10.0	0.0	1980	1979	2	40		
7	WD2	1	100.00	SF	10.0	10.0	0.0	1980	1979	1	40		
8	SE2	1	100.00	SF	10.0	10.0	0.0	1990	1989	2	40		

APPRAISER NOTES

COMBINED BUILDINGS 2&3 INTO ONE BUILDING.

BUILDING PERMITS

LINE	BLDG NUMBER	ISSUE	COMPLETE	AMOUNT	DESCRIPTION
1	0	88-0991	5/01/1988	11/01/1988	12000 ADDITION-RESIDENTIAL

VALUE METHOD = COST VALUE CODE = 0 VALUE TYPE =

HISTORY OF TAXABLE VALUES

TAX YEAR	VM	JUST LAND	CLASS	LN	BLDG	MISC/EQUIP	JUSTVALUE	ASSDVALUE	EXEMPT TAX	VALUE
11/01/1982	1	16660	0	39247	0	13261	69168	0	36750	32418
11/01/1983	1	61309	0	38469	0	13261	113039	0	25500	87539
11/01/1984	1	61309	0	38469	0	13261	113039	0	25500	87539
11/01/1985	1	61309	0	41474	0	13261	116044	0	25500	90544

MONROE COUNTY PROPERTY RECORD CARD

ALTERNATE KEY: 1264041

ID: 017 Run: 1/14/2004 2:24PM Page: 5

11/01/1986	1	64275	0	52052	20794	137121	0	25500	111621
11/01/1987	1	32847	0	51805	20376	105028	0	25500	79528
11/01/1988	1	32389	0	52455	19863	104707	0	25500	79207
11/01/1989	1	32389	0	120011	21534	173934	0	25500	148434
11/01/1990	1	32389	0	120011	21077	173477	0	25500	147977
11/01/1991	1	32389	0	120011	20507	172907	0	25500	147407
11/01/1992	1	32389	0	120011	19937	172337	0	25500	146837
11/01/1993	1	32389	0	120011	19479	171879	0	25500	146379
11/01/1994	1	32389	0	120011	18910	171310	0	25500	145810
11/01/1995	1	32389	0	129843	20848	183080	0	25500	157580
11/01/1996	1	24409	0	137597	22315	184320	0	25500	158820
11/01/1997	1	24409	0	137597	21597	183603	0	25500	158103
11/01/1998	1	24409	0	137597	20856	182862	0	25500	157362
11/01/1999	1	24409	0	150106	22104	196619	5524	25500	165595
11/01/2000	1	24409	0	162614	23070	210093	9837	25500	174756
11/01/2001	1	24409	0	162614	29356	216379	0	0	216379
11/01/2002	1	25609	0	162614	28430	216653	0	0	216653
11/01/2003	1	25609	0	372207	27345	425161	0	0	425161

SALES HISTORY
O.R. O.R.
BOOK PAGE

SALE DATE	INSTRUMENT	TRAN CODE	QUAL UNQUAL	VAC IMPR	SALE PRICE	APPR VALUE	CHG DATE
-----------	------------	-----------	-------------	----------	------------	------------	----------

MONROE COUNTY PROPERTY RECORD CARD
ALTERNATE KEY: 1263915

ID: 017 Run: 1/21/2004 12:26PM Page: 1

BERGIN BLANCHE R
P O BOX 420007
E SHORE DRIVE
SUMMERLAND KEY FL 33042

PARCEL 00200610-000000 36-66-28 NBHD 723
ALT KEY 1263915 MILL GRP 100H PC 00
PHYSICAL ADDR:
Business Name:

UNIT:

LEGAL DESCRIPTION
BK LT 17 SUMMERLAND ESTATES SUMMERLAND KEY PB 2-167 OR365-904-905 OR367-388-389 OR774-400-401 OR774-1530

LAND DATA 1
LINE USE FRONT DEPTH NOTES # UNIT TYPE RATE DEPTH LOC SHP PHYS CLASS JUST VALUE
1 M10W 0 GLOT17 740 4.85 AC 1.00 1.00 1.00 1.00

MISCELLANEOUS IMPROVEMENTS
NBR TYPE X NUMBER UNITS TYPE LENGTH WIDTH YEAR YR CONST GRADE LIFE RCN VALUE DEPR VALUE DATE ADDED

BUILDING PERMITS
LINE BLDG NUMBER ISSUE COMPLETE AMOUNT DESCRIPTION

VALUE METHOD = COST VALUE CODE = 0 VALUE TYPE =

HISTORY OF TAXABLE VALUES									
TAX YEAR	VM	JUST LAND	CLASS	LND	BLDG	MISC/EQIP	JUSTVALUE	ASSDVALUE	EXEMPT TAX VALUE
11/01/1982	1	115339	0	0	0	0	115339	0	115339
11/01/1983	1	173009	0	0	0	0	173009	0	173009
11/01/1984	1	173009	0	0	0	0	173009	0	173009
11/01/1985	1	173009	0	0	0	0	173009	0	173009
11/01/1986	1	173000	0	0	0	0	173000	0	173000
11/01/1987	1	242500	0	0	0	0	242500	0	242500
11/01/1988	1	242500	0	0	0	0	242500	0	242500
11/01/1989	1	271600	0	0	0	0	271600	0	271600
11/01/1990	1	271600	0	0	0	0	271600	0	271600
11/01/1991	1	271600	0	0	0	0	271600	0	271600
11/01/1992	1	235143	0	0	0	0	235143	0	235143
11/01/1993	1	271600	0	0	0	0	271600	0	271600
11/01/1994	1	271600	0	0	0	0	271600	0	271600
11/01/1995	1	271600	0	0	0	0	271600	0	271600
11/01/1996	1	271600	0	0	0	0	271600	0	271600
11/01/1997	1	271600	0	0	0	0	271600	0	271600
11/01/1998	1	271600	0	0	0	0	271600	0	271600
11/01/1999	1	271600	0	0	0	0	271600	0	271600
11/01/2000	1	271600	0	0	0	0	271600	0	271600
11/01/2001	1	271600	0	0	0	0	271600	0	271600
11/01/2002	1	271600	0	0	0	0	271600	0	271600
11/01/2003	1	271600	0	0	0	0	271600	0	271600

SALES HISTORY
O.R. O.R.
BOOK PAGE

SALE DATE INSTRUMENT TRAN QUAL VAC SALE PRICE APPR VALUE CHG DATE

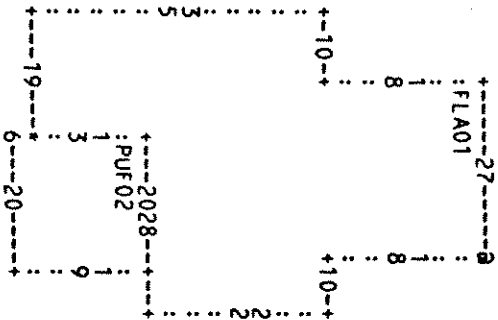
PARCEL 00200710-000000 36 66 28
ALTERNATE KEY 1264041 MILL GROUP 100H
2025 32

33042

NEIGHBORHOOD	0723 SUMMERLAND ESTATES PB2-167	TOTAL LAND CLASSIFIED	0
1.000		TOTAL LAND JUST VALUE	32,389

[illegible]

OF 04



Address
E. E. O. 1st
Stone D.

FLA01=L27D18L10D35R19U13R28U22L10U18.L00
18D0053PUF02=D6R20U19L20D13.

APPRAISED BY 016 EAH

BUILDING 01 OF 04	ON
EFF. AGE GROUP 3 THREE	
CONDITION A GAP	
EQUALITY GRADE 400 GRADE 8	
IMPROVE. TYPE R1 S.F.R.	
APPRAISED BY 016 EAH	
NEXT REVIEW 00/00	
YEAR BUILT 1958	
SPEC. B.C. CODE	
PERIMETER 200.0	
FUNCTIONAL OBSOLESCENCE 0	
LOCATIONAL OBSOLESCENCE 0	

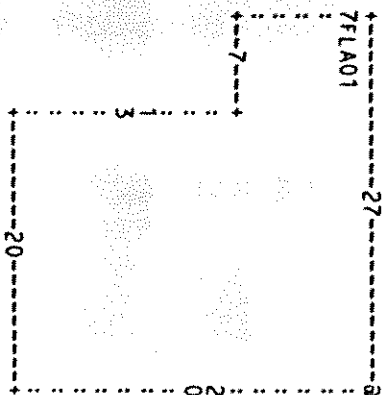
SECTION TYPE	WALL TYPE	NBR STORIES	ROLL YR	ATTIC FINISH	BASEMENT%	FINISHED BASEMENT%	FLOOR AREA
FLA 01	10 CUSTOM	1.0	89	N	0	0	1,767.0 SF
BUF 02	10 CUSTOM	1.0	89	N	0	0	380.0 SF

1992

BUILDING REFINEMENTS

BUILDING	01	01	04		BEDROOMS	3	FIREPLACES	1	BUILT-IN KITCHEN	N
ROOF TYPE	01	FLAT	OR	SHED	2 FIXBATH	0	DISHWASHER	N	AIR-CONDITIONING	N
ROOF COVER	03	ASPHALT		SHINGL	3 FIXBATH	2	VACUUM	N	GARBAGE DISPOSAL	N
FOUNDATION	00				4 FIXBATH	0	INTERCOM	N	COMPACTOR	N
INT. FINISH	03	CONC	S/B	05	XFIXTURE	3	SECURITY	N		
SRC.	04	NONE								
HEAT	01	NONE		00						

BUILDING 02 OF 04



BUILDING 02 OF 04

FLA01=L27D7R7D13R20U20.

BUILDING CHARACTERISTICS

BUILDING	02	OF	04	APPRAISED BY	016 EAH	ON
EFF. AGE	GROUP	3	THREE	NEXT REVIEW	00/00	
CONDITION	P	GAP		YEAR BUILT	1958	
QUALITY	GRADE	350	GRADE 7	SPEC. ARC. CODE		FUNCTIONAL OBSOLESCENCE
IMPROVE.	TYPE	R1	S.F.R.	PERIMETER	94.0	LOCALITIONAL OBSOLESCENCE
						0
						0

2

SECTION ID	EXTERIOR WALL TYPE	NBR STORIES	ROLL VR	ATTIC FINISH	BASEMENT% FINISHED BASEMENT%	FLOOR AREA
---------------	-----------------------	----------------	------------	-----------------	------------------------------------	------------

BUILDING REFINEMENTS

FLA	01	WD FRAME	1.0	58	N	0	0	449.0 St
-----	----	----------	-----	----	---	---	---	----------

BUILDING 02 OF 04

TYPE	HEAT	SRC.	INT.	FINISH	CONC	S/B	WALL	BD/	FIXTURE	SECURITY	INTERCOM	VACUUM	DISHWASHER	FIREPLACES	BEDROOMS	BATH	KITCHEN	BUILT-IN	AIR-COND.	GARBAGE	DISPOSAL	COMPACTOR
01	01	01	03	03	02	00	00	00	00	00	00	00	00	00	01	01	01	01	01	01	01	01
ROOF	COVER	FOUNDATION	FINISH	HEAT	CONC	S/B	WALL	BD/	FIXTURE	SECURITY	INTERCOM	VACUUM	DISHWASHER	FIREPLACES	BEDROOMS	BATH	KITCHEN	BUILT-IN	AIR-COND.	GARBAGE	DISPOSAL	COMPACTOR

BUILDING 03 OF 04



PARCEL/NAME: 00200710-000000 BERGIN BLANCHE R

***D 3**

BUILDING 03 OF 04

FLA01=R35U39L2408L11D31.

BUILDING CHARACTERISTICS

BUILDING 03 OF 04 APPRAISED BY 016 EAH ON
EFF. AGE GROUP 3 THREE NEXT REVIEW 00/00
CONDITION P GAP YEAR BUILT 1958 FUNCTIONAL OBSOLESCENCE 0
QUALITY GRADE 350 GRADE 7 SPEC. ARC. CODE LOCATIONAL OBSOLESCENCE 0
IMPROVE. TYPE R1 S.F.R. PERIMETER 148.0

SECTION EXTERIOR WALL TYPE NBR. ROLL ATTIC BASEMENT% FINISHED FLOOR AREA
TYPE ID STORIES YR FINISH BASEMENT% BASEMENT%
FLA 01 01 WD FRAME 1.0 89 N 0 0 1,277.0 SF

BUILDING REFINEMENTS

BUILDING 03 OF 04
ROOF TYPE 00
ROOF COVER 00
FOUNDATION 00
INT. FINISH 00
SRC. HEAT 00
TYPE HEAT 00
BEDROOMS 1
2 1/2 BATH 0
3 1/2 BATH 1
4 1/2 BATH 0
FIXTURE 3
FIREPLACES 0
DISHWASHER N
VACUUM N
INTERCOM N
SECURITY N
BUILT-IN KITCHEN N
AIR-CONDITIONING N
GARBAGE DISPOSAL N
COMPACTOR N

BUILDING 04 OF 04

---12---
:CP001:

---12---
:FLA02:

80PF03 8

PARCEL/NAME: 00200710-000000 BERGIN BLANCHE R

CPU01=L12U32R12D32-R25FLA02=U32R12D32L12
 .U32OPF03=U8R12D8L12.

BUILDING CHARACTERISTICS

BUILDING 04 OF 04 APPRAISED BY 016 EAH ON
 EFF. AGE GROUP 1 ONE NEXT REVIEW 00/00
 CONDITION G GAP YEAR BUILT 1987 FUNCTIONAL OBSOLESCENCE 0
 QUALITY GRADE 400 GRADE 8 SPEC.ARC.CODE 88.0 LOCATIONAL OBSOLESCENCE 0
 IMPROVE. TYPE R1 S.F.R. PERIMETER

SECTION TYPE ID	EXTERIOR WALL TYPE	NBR STORIES	ROLL YR	ATTIC FINISH	BASEMENT%	FINISHED BASEMENT%	FLOOR AREA
CPU 01	01 WD FRAME	1.0	89	N	0	0	384.0 SF
FLA 02	01 WD FRAME	1.0	89	N	0	0	384.0 SF
OPF 03	01 WD FRAME	1.0	89	N	0	0	96.0 SF

BUILDING REFINEMENTS

BUILDING 04 OF 04	ROOF TYPE 00	ROOF COVER 00	FOUNDATION 00	INT.FINISH 00	SRC. HEAT 00	TYPE HEAT 00	BEDROOMS 1	FIREPLACES 0	DISHWASHER N	AIR-CONDITIONING N	GARBAGE DISPOSAL N	COMPACTOR N
2FIXBATH	0	0	0	0	0	0	0	0	0	0	0	0
3FIXBATH	1	0	0	0	0	0	0	0	0	0	0	0
4FIXBATH	0	0	0	0	0	0	0	0	0	0	0	0
XFIXTURE	3	0	0	0	0	0	0	0	0	0	0	0

MISCELLANEOUS IMPROVEMENTS

TYPE	NUMBER	UNITS	UNIT TYPE	LIFE	YEAR IN	GRADE	LENGTH	WIDTH	DEPTH	VALUE
GR2 GARA	750.00	SF	60	1976	2	0.0	0.0	0.0	0.0	8.213
UB2 UTIL	1296.00	SF	50	1976	3	0.0	0.0	0.0	0.0	10.575
PT3 PATI	676.00	SF	50	1976	2	0.0	0.0	0.0	0.0	1.149
TOTAL										19.937

COST/MARKET METHOD

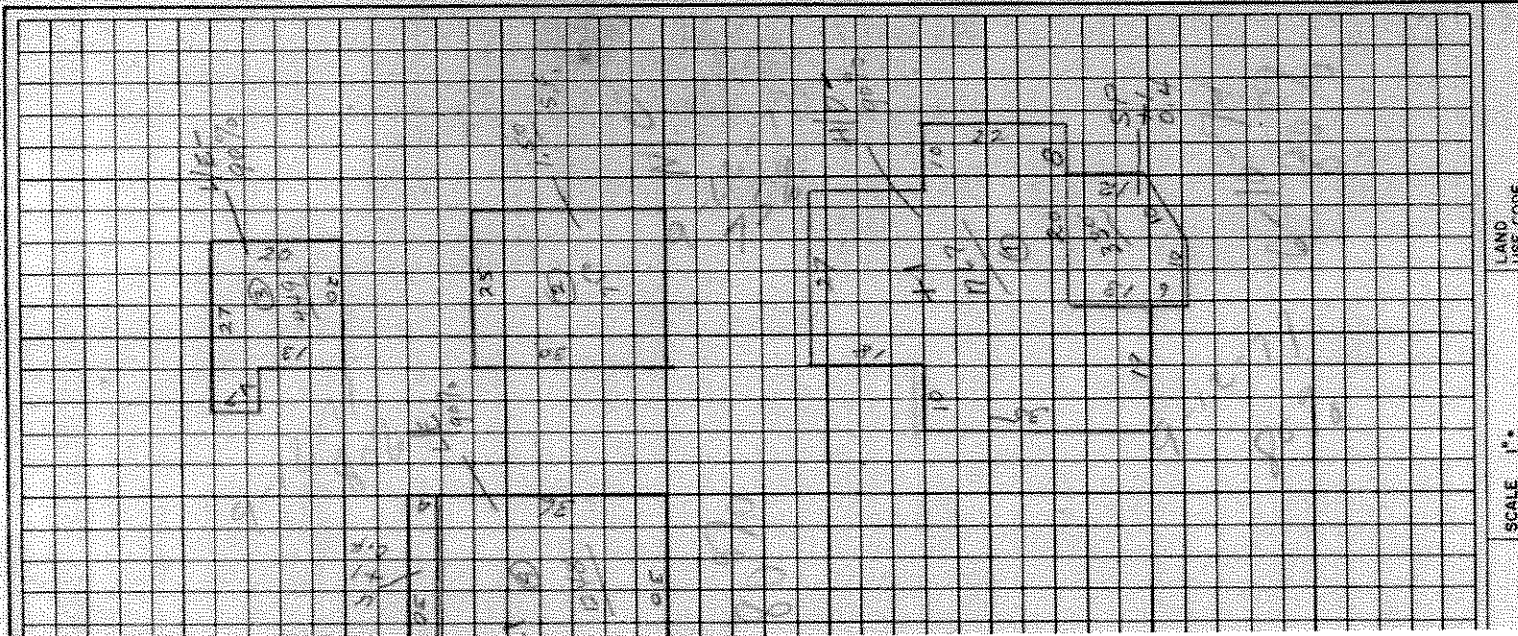
BLDG REPLACEMENT COST	ADJUSTED REPLACEMENT COST	BLDG. VALUES	M.I. VALUES	LAND VALUES	PROP. VALUES	120.011	19.937	32.389	172.337	03/15/89	03/15/89	06/15/92
01	75.024	56.268	69.168	113.039	113.039	113.039	113.039	113.039	113.039	113.039	113.039	113.039
02	18.935	13.255	13.261	13.261	13.261	13.261	13.261	13.261	13.261	13.261	13.261	13.261
03	41.280	28.896	20.794	20.794	20.794	20.794	20.794	20.794	20.794	20.794	20.794	20.794
04	21.810	21.592	13.261	13.261	13.261	13.261	13.261	13.261	13.261	13.261	13.261	13.261

VALUE SELECTED

SPECIFIED BY EAH	ON 01/01/89	VALUE METHOD	1 COST/MARKET METHOD
		VALUE	172.337

HISTORY OF TAXABLE VALUES

TAX YEAR	LAND VALUE	BUILDING VALUE	MISC. IMPR/ EQUIPVALUE	ASSESSED VALUE	EXEMPTION VALUE	TAXABLE VALUE
1982	16.660	39.247	13.261	69.168	36.750	32.418
1983	61.309	38.469	13.261	113.039	25.500	87.539
1984	61.309	38.469	13.261	113.039	25.500	87.539
1985	61.309	41.474	13.261	116.044	25.500	90.544
1986	64.275	52.052	20.794	137.121	25.500	111.621
1987	51.847	51.805	20.376	105.028	25.500	79.528
1988	51.847	51.805	20.376	105.028	25.500	79.528



CONSTRUCTION DATA									
IMPROVEMENT	1	2	3	4	IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	RES. GAR	2-CAR	GAR	COTTAGE SHOP	Unfinished				
					Wd. or Cell. Bds				
					Wallboard				
					Plaster, No Furring				
					Plaster, Furring				
YEAR BUILT	1935				Drywall				
					Wood Panel				
					Painting				
					Floors				
					None				
Total Rooms	2				Single Pine				
					Concrete				
					Conc. Asphalt				
					Conc. Terrazzo				
					Double Pine				
No. of Rest Rms	1				Double Hardwood				
					Parquet				
					Conc. Q. Tile				
					Conc. Car. Tile				
					Marble				
Total Fixtures	1				Plumbing				
					Heating				
					Electricity				
					None				
					Unit Heat				
Continuous Wall	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Piers	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Piling	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Frame	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Height	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Front & Interior	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Appl. Equiv	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Partitions	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Special Use	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Wallboard	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Corr. Asbestos	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Wd. Fr. Stucco	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
C.B. Plain	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
C.B. Stucco	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Wd. Fr. Siding	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Tile Stucco	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Brick	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Reinf. Conc.	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Panel, Glass, Mtl.	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Flat, Shed	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Hip, Gable	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Bar Joist	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Wood Truss	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Prestressed	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Steel Truss	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Shr. Mtl. Roll	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
T & S, B.U.	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Shing. Wd. Etc.	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Shing. Asbestos	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Tins, Cement	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Tile, Clay	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Brickwork	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Smooth	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Stucco	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Veneer	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool & Heat				
					None				
					Unit Heat				
Plaster, Wd. Lath	1				Chrl. Heating				
					Chrl. Cooling				
					Chrl. Cool &				

-316

天田口

PHOTO
IMP # 2

PHOTO
IMP # 4

PHOTO
IMP # 3

10192

VALUATION TOTALS		
1966	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

NOTES -

Value based on
Complete Valuation

NOTES

Dear Mr. [unclear]
[unclear]
[unclear]
[unclear]

IMPROVEMENT		1	2	3	4	CONSTRUCTION DATA		1	2	3	4
TYPE OF STRUCTURE						INTERIOR FINISH					
YEAR BUILT											
Concrete Slabs											
ROOMS											
Total Rooms						FLOORS					
Eff. Apts.						None					
— Rm. Apts.						Single Pine					
— Rm. Apts.						Concrete					
No. of Baths						Conc., Asph. Tile					
No. of Rest Rms.						Conc., Terrazzo					
— Fict. R. Rms.						Double Pine					
— Fict. R. Rms.						Double Hardwood					
Total Fixtures						Precast Conc.					
FOUNDATION						Parquet					
Continuous Wall						Conc. Q. Tile					
Piers						Conc. Cer. Tile					
Piling						Marble					
ADJUSTMENTS											
Frame											
Height											
Front & Interior						PLUMBING					
Apt. Equiv.						None					
Partitions						Poor					
Special Use						Good, Plain					
						Good, Tile					
HEATING											
EXTERIOR WALLS											
Wallboard						Unit Heat					
Corr. Metal						Chrl. Heating					
Corr. Asbestos						Chrl. Cooling					
Wd. Fr. Stucco						Chrl. Cool & Heat					
Wd. Fr. Asbestos											
C.B. Plain						None					
C.B. Stucco						Poor					
Wd. Fr. Siding						Average					
Tile Stucco						Good					
Brick						ELECTRICITY					
Reinf. Conc.											
Panel, Glass, Mtl.											
ROOF TYPE											
Flat, Shed											
Hip, Gable											
Bar Joist											
Wood Truss											
Prestressed											
Steel Truss											
ROOF MATERIAL											
Shr. Mtl. Roll											
T. & G., B.U.											
Shing., Wd., Etc.											
Shing., Asbestos											
Tile, Cement											
Tile, Clay											
Bermuda											
DEPRECIATION ADJUSTMENT											
NO.						PHY.					
ADJUSTMENT						%					
COND.											

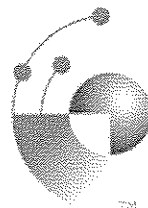
SCALE 1" = 1 MILE

LAND USE CODE

Parcels Identify Results

Owners Name:	LAND TRUST AGREEMENT DTD 4/28/04
-:	C/O BERGIN PADRAIC A TRUSTEE
Address:	6000 SW 86TH ST
UNIT:	
CITY:	MIAMI
STATE:	FL
Zip Code:	33143
COUNTRY:	
PC Code:	08
RE Number:	200710
RECHAR_1:	00200710-000000
AK:	1264041
MILLGROUP:	100H
Last Sale Price:	0
Month of Last Sale:	
Year of Last Sale:	
ORBOOK1:	
ORPAGE1:	
SALE2:	0
M2:	
ORPAGE2:	
Land Line 1:	9500
Land Line1 Area Units:	AC
Area of Land Line1:	2
Land Line 2:	100W
Land Line 2 Area Units:	AC
Area of Land Line2:	4
Legal:	LOT 32 SUMMERLAND ESTATES SUMMERLAND KEY PB2-167
Description:	OR365-904-905 OR367-388-389 OR774-400-401 OR774-1
-:	530 OR2018-597/99 OR2071-1193/98 OR2071-1199/1204
PYEAR1:	2004
Cert Building Value:	286313
Cert Misc Value:	26208
Cert Land Value:	43029
Cert Just Value:	355550
Cert Exempt Value:	0
Cert Taxable Value:	355550
PYEAR2:	2003
PYEAR3:	2002
Property Location:	17 E SHORE DR
Key Name:	SUMMERLAND KEY
Unit Number:	

Date: 8/18/2005
Time: 3:36:39 PM



Parcels Identify Results

Owners Name:	LAND TRUST AGREEMENT DTD 4/28/04
-:	C/O BERGIN PADRAIC A TRUSTEE
Address:	6000 SW 86TH ST
UNIT:	
CITY:	MIAMI
STATE:	FL
Zip Code:	33143
COUNTRY:	
PC Code:	00
RE Number:	200610
RECHAR_1:	00200610-000000
AK:	1263915
MILLGROUP:	100H
Last Sale Price:	0
Month of Last Sale:	
Year of Last Sale:	
ORBOOK1:	
ORPAGE1:	
SALE2:	0
M2:	
ORPAGE2:	
Land Line 1:	M10W
Land Line1 Area Units:	AC
Area of Land Line1:	5
Land Line 2:	
Land Line 2 Area Units:	
Area of Land Line2:	0
Legal:	LOT 17 SUMMERLAND ESTATES SUMMERLAND KEY PB2-167
Description:	OR365-904/05 OR367-388/89 OR774-400/01 OR774-1530
-:	OR2018-597/99 OR2071-1193/98 OR2071-1199/1204 OR2
PYEAR1:	2004
Cert Building Value:	0
Cert Misc Value:	0
Cert Land Value:	271600
Cert Just Value:	271600
Cert Exempt Value:	0
Cert Taxable Value:	271600
PYEAR2:	2003
PYEAR3:	2002
Property Location:	
Key Name:	SUMMERLAND KEY
Unit Number:	

Date: 8/18/2005
Time: 3:36:59 PM



Call
3 m: 229
244-2029

BUILDING PERMIT APPLICATION
MONROE COUNTY BUILDING AND ZONING DEPARTMENT
PLEASE PRINT OR TYPE - ONLY

MIT NO: 88/0000991 DATE: _____ 19____
OWNER'S NAME: BLANCHE BERGIN PHONE: 745-3209
OWNER'S ADDRESS: Box 7, SUMMERLAND KEY-FL-33048
(MAILING)
TRACTOR'S NAME: OWNER CERT. NO.: _____

TRACTOR'S ADDRESS: _____ PHONE: _____
PROPERTY DESCRIPTION: KEY SUMMERLAND LOT 32 BLOCK _____
SUBDIVISION SUMMERLAND ESTATES
STREET OR ROAD East Shore Drive SPR 2 - P-167

0000071
ING SPSR/NA M.S.L. SECTION 86 TOWNSHIP 66 RANGE 28
PROPOSED CONSTRUCTION: ADDITION TO EXISTING RESIDENCE
480 SF

AND CLEARING OR FILL REQUIRED FOR THIS CONSTRUCTION? YES _____ NO ☒
ARE FEET 480' ESTIMATED TOTAL COST 12,000
ENCLOSED AREA

CONTRACTORS: _____
ELECTRICAL: _____ CERT. # _____
PLUMBING: _____ CERT. # _____
MECHANICAL: _____ CERT. # _____

UTILITIES: _____
WASTE DISPOSAL: EXISTING
SEPTIC TANK-HEALTH DEPT. PERMIT NO. _____
PACKAGE PLANT - DER PERMIT NO. _____
CENTRAL SYSTEM _____
REMARKS: _____

WATER SUPPLY: EXISTING
FKAA CONNECTION-WATER METER NO. _____
PRIVATE RO OR DE-SAL PLANT/DER PERMIT # _____
PRIVATE WELL _____
CISTERN _____
REMARKS: _____

GENERAL REMARKS: 8.57 Acres

HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THAT

PERMIT
881-891

MONROE COUNTY DEPARTMENT OF PLANNING
5825 JR. COLLEGE ROAD WEST

APPLICATION FOR DEVELOPMENT APPROVAL

ALL INFORMATION REQUESTED MUST BE COMPLETED IN FULL BEFORE THE
APPLICATION CAN BE ACCEPTED BY THE PLANNING DEPARTMENT.

1) Property Owner

Mortgagee: Blanche Bergin

Address: Box 7-Summerland Key, FL. 33042

Phone Number: 745-3209

Mortgagor: N/A

Address: _____

Phone Number: Home _____ Office _____

2) Contractor

Name/Title: Owner

Firm: _____

Address: _____

Phone Number: Home _____ Office _____

3) Agent

Name/Title: Garland Smith

Firm: Garland Smith, Inc.

Address: 1609 Catherine St. Key West, FL. 33040

Phone Number: Home: 294-2029 Office Same

4) Legal Description of Property and Area (in acres)

Subdivision: Summerland Estates

Lot: 32 Block: _____

Key: Summerland Planning Area: _____

Section: 36 Township: 66S Range: 28E

If in metes and bounds, attach legal description on separate sheet.

5) Parcel Identification

Real Estate (RE) Number(s): 20071

6) Location

Street address of property, if applicable, and general locational description including mile marker:

East Shore Drive

7) Flood Zone Status

Zone: V-12 Elevation: + 11' Map Panel Number: 1512

8) Zoning Land Use District(s): SR & NA

9) Please describe the proposed use: Residential

10) Please provide the estimated number of units to be built:

Addition to existing unit,

11) Please describe the present use of the property:

Residential

12) What is the use as shown on the Existing Conditions Map?

13) What are the district land uses of all adjoining properties?

SR & NA

14) If an application has been submitted for this site within the past year, please give the name of the applicant, if other than your own.

N/A

15) Please describe the existing vegetation on the property (a vegetation survey or a certified Habitat Analysis is sufficient):

16) Please provide the following information regarding the proposed development:

1. Will clearing be necessary? ☐ Yes ☒ No
2. Filling - total volume necessary

3. Will grading be necessary?

☐

Yes

☒

No

4. Building floor area (GFA)

sq.ft.

17) Do you intend to transfer development rights (TDR's) in order to develop the property (for conditional uses only)? no

18) Will you seek to defer impact fees under the Affordable Housing provisions of the land use regulations?

19) On a separate sheet, please provide the names and addresses of adjoining property owners.

20) For conditional uses: Please provide on a separate sheet the names and addresses of all property owners within 300 feet of the borders of your property as shown on the current tax rolls, noting those that are adjoining property owners.

21) Attach copies of all other agency permits or list all permits applied for on this site. Please include the applicant's name on each permit.

22) This application must include all items found on Attachment A.

I certify that I am familiar with the information contained in this application, and to the best of my knowledge such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities. I understand that the submission of false information may lead to denial of Development Approval or revocation of a Certificate of Compliance. I agree to comply with all provisions of law and ordinance governing development whether specified or not. The granting of a Certificate of Compliance does not presume to give authority to violate or countermand the provisions of any county, state or federal law regulating construction or performance of this development activity.

Garland Smith, Agent

Garland Smith
Signature of Applicant

4/8/88
Date

10/87/KG

FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)

P. O. Box 1239
1100 Kennedy Drive
Key West, Florida 33040
305-296-2454

WATERMAIN EXTENSION INQUIRY

DATE: 4/21/08

This form and the information supplied on it are applicable to one (1) single family residence or one (1) residential duplex on the subject lot(s). If multi-family or commercial building(s) are proposed, this form is not applicable. Information on the proposed multi-family or commercial building(s) must be submitted to the FKAA Engineering Department for review in accordance with Sections 5.01 and 5.03 of the FKAA rules.

INFORMATION TO BE COMPLETED OR PROVIDED BY CUSTOMER

PLEASE PRINT IN INK

NAME AND MAILING ADDRESS:

Holland Smith

Blanche Bergen
(745-3209)

TELEPHONE NO.

LOCATION:

Water Service to Lot(s)

32

Block

Subdivision

Summerland Est

Key

Summerland

Street

East Shore Dr.

FKAA RESPONSE

Only for addition to existing structure

no additional water meters

As requested, the following information is provided on the above property:

1. ☒ FKAA drawings indicate that there is an existing 2 inch water main in front of the subject property on East Shore Drive and it is adequate to provide water service to the subject lot.

2. ☐ Front footage is due for the subject lot(s) of \$ _____ for _____ lineal feet, at \$ _____ per foot.

3. ☐ A water main extension will be required prior to installing water service to the subject lot(s). The minimum requirement for the extension is _____ lineal feet of _____ inch pipe, including valves and fittings, and will be subject to verification at the time application is made.

The above information is the best available to the FKAA. Should our records be incomplete or in error, the customer may still be required to extend or upgrade the water service in accordance with standard FKAA policy, pay a front footage assessment, or pay additional amounts for front footage assessment.

NOTE: NEW INSTALLATION FEES ARE IN ADDITION TO THE COST OF ANY WATER MAIN EXTENSION AT THE OWNER'S EXPENSE, IF REQUIRED.

FKAA PER:

Emory H. Piers

DATE:

5/10/08

White Copy - Customer; Yellow Copy - Engineering; Pink Copy - Area Office



STATE OF FLORIDA
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES
ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION AND INSTALLATION PERMIT

Authority: Chapter 381, FS
Chapter 10D-8, FAC

Applicant BLANCHE BERGIN

Permit Number Approval of system IN USE

PART I - SYSTEM CONSTRUCTION SPECIFICATIONS AND CONSTRUCTION APPROVAL

Treatment Tank		Minimum Drains Trench Size	OR	Minimum Absorption Bed Size
Septic tank or aerobic unit <u>EXISTING</u> _____ gallons	Grease Interceptor _____ gallons	_____ Square Feet		_____ Square Feet
Septic tank or aerobic unit _____ gallons	Dosing tank _____ gallons	_____ Square Feet		_____ Square Feet
Graywater tank _____ gallons		_____ Square Feet		_____ Square Feet
Laundry waste tank _____ gallons		_____ Square Feet		_____ Square Feet

Other Requirements:

- (a) Installation must be in accord with requirements of chapter 10D-6, FAC.
(b) A system construction permit is valid for a period of one calendar year from date of issue.
(c) Final installation inspection and approval is required before the system is covered.
(d) Invert of stub-out for _____ to be _____ benchmark
Invert of stub-out for _____ to be _____ benchmark
Invert of stub-out for _____ to be _____ benchmark
Invert of stub-out for _____ to be _____ benchmark
(e) Fill quality and quantity: N/A

(f) Other: SYSTEM APPEARS TO BE FUNCTIONING ADEQUATELY AT THIS TIME. APPROVED FOR 12x40 ADDITION!

System design and specifications by: RENEE GREENWALT Title E.H. SPECIALIST
Construction authorized by: Renee Greenwalt Date 4/26/88
MONROE County Public Health Unit

Note: Completed copies of this form will be provided to the applicant, installer and the building department.

AUDIT CONTROL NO. 0F3372



STATE OF FLORIDA
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT
APR 25 1988

MONROE COUNTY HEALTH DEPT.
BY [Signature]

Authority: Chapter 381, FS
Chapter 10D-6, FAC

Date of Application APR 25 1988

Permit Application Number KE-008-88

PART I - APPLICATION

Name of Owner Blanche Berg Telephone Number 745-3209

Mailing Address of Owner Summerland Key, FL 33042

Owner's Agent Harold Smith Builder OWNER

Agent's Mailing Address 1609 C. C. C. CT. Telephone No. 294-2029

Property Street Address Ocean Shore Drive

Lot No. 32 Block No. — Subdivision Summerland Est. Date Subdivided —

NOTE: IF NOT IN A SUBDIVISION ATTACH A METES AND BOUNDS DESCRIPTION

This Application is for: New System — Repair — Existing System ✓

Type of Establishment

Sewage Flow (Gallons per day)

Sewage Flow Based On

S.F.R.

270

CH 10D-6 FAC.

TOTAL FLOW -

270

Type of Residential

No. Bedrooms (each dwelling unit)

Heated or Cooled Area (each dwelling unit)

No. Dwelling Units

Sewage Flow (Gallons per day)

S.F.R.

2

928

ft²

1

Exact Directions to Property Follow U.S. 11 to Ocean Shore Dr. On Summerland
Lot 32 is 3/10 miles on right side of the first DE STREET.

AUDIT CONTROL NO. 46081

Applicant's Signature Harold Smith



RECEIVED

STATE OF FLORIDA
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES

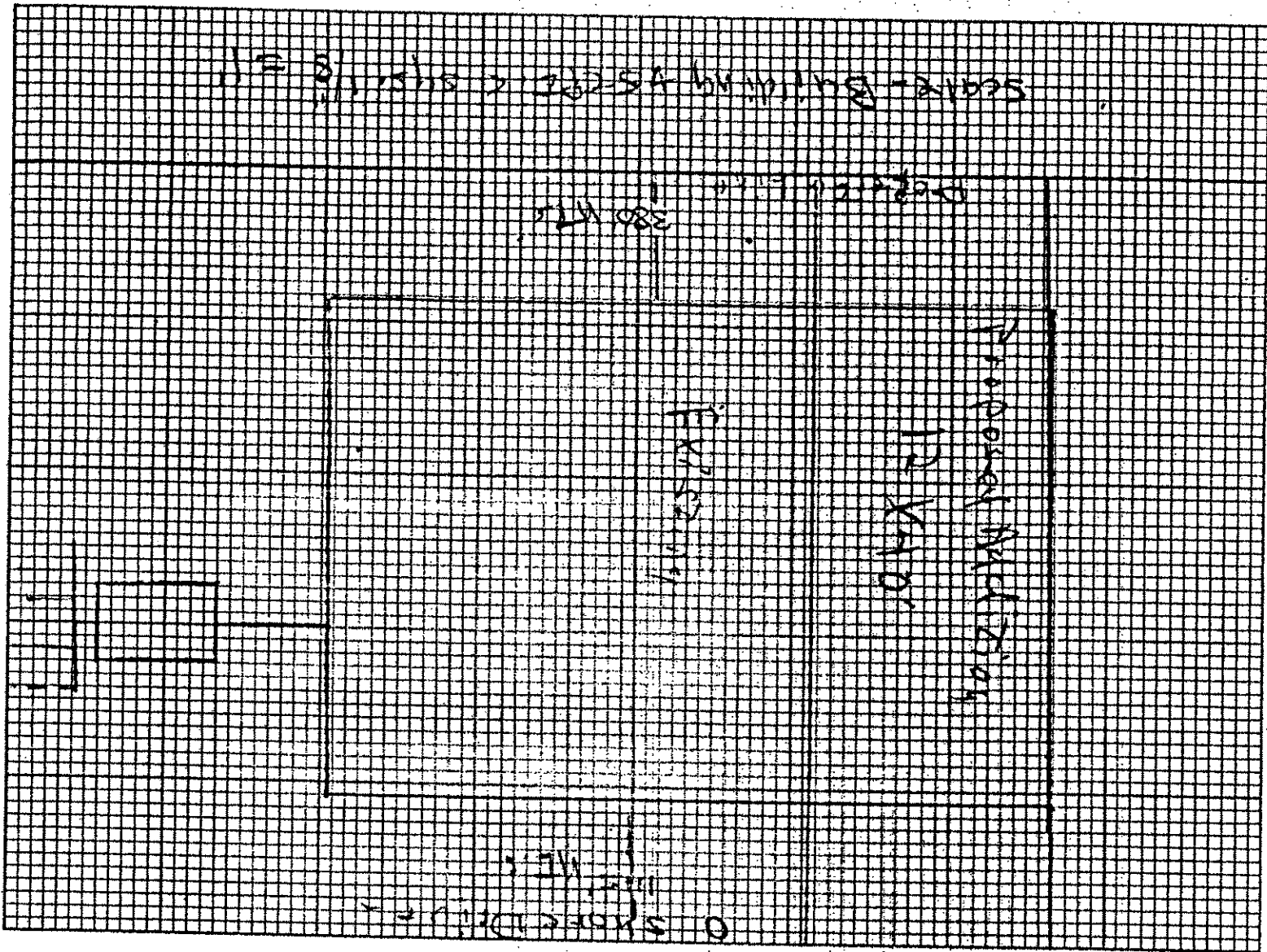
APR 25 1988 APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

MONROE COUNTY HEALTH DEPT.

Permit Application Number K-E008-88

BY [Signature]
ENVIRONMENTAL HEALTH

PART II - SITE PLAN



Notes: _____

Site Plan submitted by: [Signature]

SIGNATURE

Plan Approved _____

Not Approved _____

TITLE

Date 4/28/88

By [Signature] [Signature]

MONROE

County Public Unit

ALL CHANGES MUST BE APPROVED BY THE COUNTY PUBLIC HEALTH UNIT



STATE OF FLORIDA
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT
APR 25 1988

MONROE COUNTY HEALTH DEPT.
BY DIX

Authority: Chapter 381, FS
Chapter 10D-6, FAC

Date of Application APR 25 1988

Permit Application Number KE-008-88

PART I - APPLICATION

Name of Owner Blanche Bergin Telephone Number 745-3209
Mailing Address of Owner SUMMERLAND KEY, FL 33012
Owner's Agent Harold Smith Builder DW REI
Agent's Mailing Address 1609 K. GEORGE CT. Telephone No. 294-2029
Property Street Address Ocean Shore Drive
Lot No. 32 Block No. — Subdivision SUMMERLAND EST Date Subdivided —

NOTE: IF NOT IN A SUBDIVISION ATTACH A METES AND BOUNDS DESCRIPTION

This Application is for: New System — Repair — Existing System ✓

Type of
Establishment

Sewage Flow
(Gallons per day)

Sewage Flow
Based On

S.F.R.

270

CH 10D-6 FAC.

TOTAL FLOW — 270

Type of
Residential

No. Bedrooms
(each dwelling unit)

Heated or Cooled Area
(each dwelling unit)

No. Dwelling
Units

Sewage Flow
(Gallons per day)

S.F.R.

2

928

ft²

1

ft²

Exact Directions to Property Follow U.S. 111 to Shore Dr. On Summerland
Lot 32 is 3/10 mile on right side of the first street.

AUDIT CONTROL NO. 46081

Applicant's Signature Harold Smith

①
CECIL A BERGIN
4.85 ACRES

CLEAN SHORE DRIVE
CLEAR SIZE

3-50

PROPOSED ADDITION

DATE

SR AND

Scale 1" = 100'

LU. DIST: SR/NA PAGE 413

(32) SUMMERLAND ESTATES

PLAN AREA: _____ BY: STR DATE: 1/8

PLANNING REQUIREMENTS

BY Ruth E. West DATE 1

CECIL A. BERGIN

5K	10-12	=	1.81	ACRES
NA	"	=	4.76	"
	Σ	=	8.57	"

SITE PLAN

EX-157

6-411

40' 0"

27-44

FOOTINGS TO BE 24" DIA. IN
A MINIMUM OF 36", 4#5
WAY AND 4#5 BARS AS

ALL CONCRETE MIN 2500

EXISTING

AS 125N60

Exhibit 55

WF 10X51 Colm

EL 4.5'

SOIL
FROCK

FIRM PANEL 1512 C
V12, (11')

ADDITION For Bl. KHL. Bergl

SCALE: $X_1^2 = 10$

APPROVED BY:

DRAWN BY

DATE: 1 / 4 / 0

REVISED 1-2-79

Lot 32, Borough of Tipton

DRAWING 5-18C

Aspinwall & Associates Inc.

ENGINEERING & CONSTRUCTION

JOB _____

SHEET NO. _____

OF _____

CALCULATED BY _____

DATE _____

CHECKED BY _____

DATE _____

SCALE _____

5-25-88

The addition for Blanche Benjamin
will be structurally isolated from
the existing structure.

Let me know if you need
additional information.

Ken Aspinwall

Blanche Burgin
(owner-builder)

2P
5-10-88

ADDITION

LU. DIST. SR/NA PAGE 413

PLAN AREA: BY: mic DATE 2/18/88

PLANNING REQUIREMENTS approved
BY Ruth E. Weiss DATE May 9, 1988

FLOOD ZONE DESIGNATION V-12

BASE FLOOD ELEVATION 11

PANEL NO. 1512

BY RJ DATE 4/13/88

3-30-88 PLM

1. 2 SFR's & shed on scarified site.

2. ——— N/A

3. N/A

4. N/A

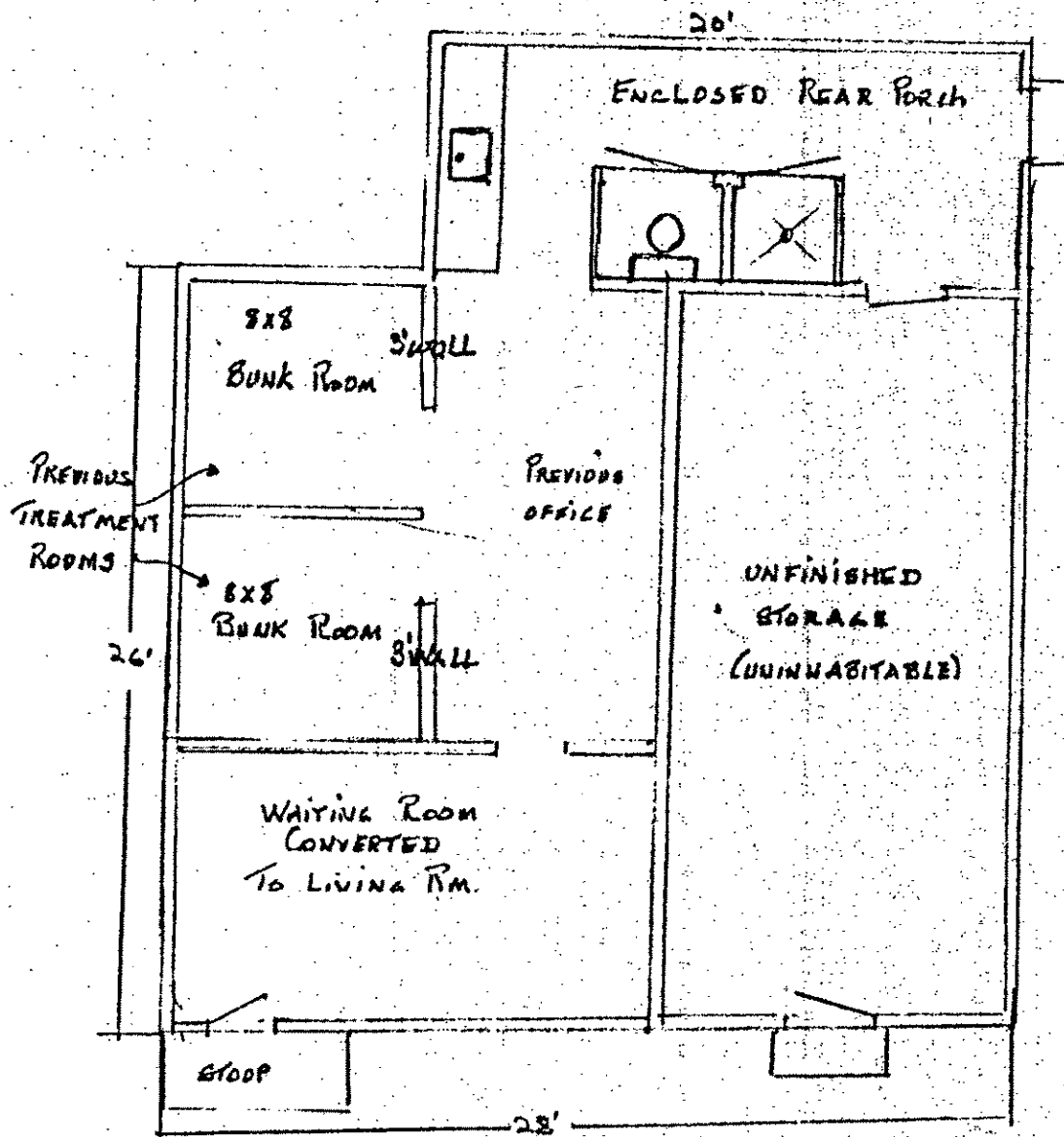
5. ~~Muscle crabs~~ 1 ~~button~~
all else exotic

6. approve

"BIOLOGIST RECOMMENDS approval
AS PER MONROE COUNTY CODE." PLM

3-31-88

Scale - 1/4" = 1'



EXISTING BLDG ON BERGIN
ESTATE. PREVIOUSLY DR. BERGIN'S DENTAL OFFICE
NOW OCCUPIED BY DR. BERGIN'S DAUGHTER AND
HER FOUR CHILDREN.

FILE NOTATIONS

DATE	INITIALS	COMMENT
4-4	RT.	Application is incomplete; missing - Dimensions of lot and setbacks. Photo.
		Garland Smith took application file to make complete.
4-12	RT.	Garland Smith, Agent, return file with a more accurate site plan.
4-13	RT.	Assigned to Ruth.
4-20	EW	Smitty took plans to HRS for approval. HRS said the mud more info. Smitty took plans to add info + will check w/ M. Castellano (FKAA) also.
5/5/88	RW	Spoke to Smitty. He said he had gotten HRS approval, but not FKAA. He will get back in touch with me when he has the appropriate Letter of Coordination from FKAA.
5-9-88	BT	Approved. - To Bldg.



BOARD OF COUNTY COMMISSIONERS

Jerry Hernandez, District 1
MAYOR Gene Lytton, District 2
Wm. Billy Freeman, District 3
Mayor Pro tem Mike Puto, District 4
John Stormont, District 5

Blanche Bergin
Box 7
Summerland Key, Fl. 33042



May 26, 1988

Re: Building permit application - Addition to existing
residence: Lot 32, Summerland Estates

Dear Ms. Bergin,

Your application has been approved. The amount of the permit is \$150.00.

We do not mail permits, it has to be picked up in person. A Certificate of Elevation is required prior to the issuance of a Certificate of Occupancy.

If you have any questions, please do not hesitate to call or write our office.

Sincerely,

Building Coordinator
Monroe County Building Department
Stock Island

MONROE COUNTY BUILDING DEPARTMENT BUILDING PERMIT

Date Applied: 05/27/88 Prepared by: BECKY Date Issued: 05/27/88 Permit No: 8810000991
Permit Type: BUILDING PERMIT

Section	Twnshp.	Range	Re #	Resub 1	Resub 2	Plat/Book/P
36	66	28	020071	00000	00	
Property Address						Land Use District
LT 32 EAST SHORE DR SUMMERLAND						FTUSE
Subdivision Name						Legal Address
						BK LT 32 SUMMER
Owner's Name/Address/Telephone			General Contractor			
BERGIN BLANCHE R P.O. BOX 7 SUMMERLAND KEY FL 33042 305 745-3209			OWNER			
			Sub Contractors			
Construction	BFE	FFE	FLZ			
Approved Water Source			Flood Map Panel No.		Flood Elevation Required	
Occupancy	Sq. Ft.	Valuation	Improvements			
		12,000.00	ADDITION - RESIDENTIAL			
Schedule of Fees						

Remarks:

PERMIT FEE

90.00✓

ADDITION TO EXISTING RESIDENCE 480 SF
HRS APPROVAL FOR SYSTEM IN USE 4-28-88
EXISTING AQUEDUCT & NO A/C
ZONE V-12 PANEL 1512 ELEVATION 11'
CERTIFICATE OF ELEVATION REQUIRED PRIOR
TO CO.
BIOLOGIST RECOMMENDS APPROVAL AS PER
MONROE COUNTY CODE. PLM 3-31-88

PLEASE READ THE REVERSE OF THIS DOCUMENT BEFORE YOU SIGN AS OWNER, CONTRACTOR OR AUTHORIZED AGENT.

Becky Bergin Trucking
SIGNATURE OF OWNER, CONTRACTOR OR
AUTHORIZED AGENT

BY *Becky Reynolds*
BUILDING DEPARTMENT
BUILDING DEPT.

MONROE COUNTY BUILDING DEPARTMENT BUILDING PERMIT

Date Applied: 05/27/88 Prepared by: BECKY Date Issued: 05/27/88 Permit No.: 8810000991
Permit Type: ELECTRICAL PERMIT

Section	Twnshp.	Range	Re #	Resub 1	Resub 2	Plat/Book/P
36	66	28	020071	00000	00	
Property Address						Land Use District
LT 32 EAST SHORE DR SUMMERLAND						FTUSE
Subdivision Name					Legal Address	
					BK 32 LT 32 SUMMER	
Owner's Name/Address/Telephone			General Contractor			
BERGIN BLANCHE R P.O. BOX 7 SUMMERLAND KEY FL 33042 305 745-3209			OWNER			
			Sub Contractors			
Construction	BFE	FFE	FLZ			
Approved Water Source			Flood Map Panel No.		Flood Elevation Required	
Occupancy	Sq. Ft.	Valuation	Improvements			
			ADDITION - RESIDENTIAL			
Schedule of Fees						

Remarks:

PERMIT FEE

30.00

ADDITION TO EXISTING RESIDENCE-480 SF
HRS APPROVAL FOR SYSTEM IN USE 4-28-88
EXISTING AQUEDUCT & NO A/C
ZONE V-12 PANEL 1512 ELEVATION 11'
CERTIFICATE OF ELEVATION REQUIRED PRIOR
TO CO.
BIOLOGOIST RECOMMENDS APPROVAL AS PER
MONROE COUNTY CODE. PLM 3-31-88

PLEASE READ THE REVERSE OF THIS DOCUMENT BEFORE YOU SIGN AS OWNER, CONTRACTOR OR AUTHORIZED AGENT.

Becky Bergin Kuehling
SIGNATURE OF OWNER, CONTRACTOR OR
AUTHORIZED AGENT

BY *Becky Kuehling*
BUILDING DEPARTMENT
BUILDING DEPT.

MONROE COUNTY BUILDING DEPARTMENT BUILDING PERMIT

Date Applied: 05/27/88 Prepared by: BECKY Date Issued: 05/27/88 Permit No.: BB10000991
Permit Type: PLUMBING PERMIT

Section	Twnshp.	Range	Re #	Resub 1	Resub 2	Plat/Book/Pa
36	66	28	020071	00000	00	
Property Address						Land Use District
LT 32 EAST SHORE DR SUMMERLAND						FTUSE
Subdivision Name						Legal Address
						BK LT 32 SUMMER
Owner's Name/Address/Telephone			General Contractor			
BERGIN BLANCHE R P.O. BOX 7 SUMMERLAND KEY FL 33042 305 745-3209			OWNER			
			Sub Contractors			
Construction	BFE	FFE	FLZ			
Approved Water Source			Flood Map Panel No.		Flood Elevation Required	
Occupancy	Sq. Ft.	Valuation	Improvements			
			ADDITION - RESIDENTIAL			

Schedule of Fees

Remarks:

PERMIT FEE 30.00 ✓
ADDITION TO EXISTING RESIDENCE-480 SF
HRS APPROVAL FOR SYSTEM IN USE 4-28-88
EXISTING AQUEDUCT & NO A/C
ZONE V-12 PANEL 1512 ELEVATION 11
CERTIFICATE OF ELEVATION REQUIRED PRIOR
TO CO.
BIOLOGIST RECOMMENDS APPROVAL AS PER
MONROE COUNTY CODE, PLM 3-31-88

PLEASE READ THE REVERSE OF THIS DOCUMENT BEFORE YOU SIGN AS OWNER, CONTRACTOR OR AUTHORIZED AGENT.

Becky Bergin Wuecking
SIGNATURE OF OWNER, CONTRACTOR OR
AUTHORIZED AGENT

BY *Becky Rupolds*
BUILDING DEPARTMENT
BUILDING DEPT.



BOARD OF COUNTY COMMISSIONERS

MAYOR Jerry Hernandez, District 1
Mayor Pro tem Gene Lytton, District 2
Wm. Billy Freeman, District 3
Mike Puto, District 4
John Stormont, District 5

Dear Blanche Bergin

The Monroe County Planning Department has completed the review of your request for a permit for Addition to SFR on property located on Summerland Estates, Lot 32, Sec 56, T2S 66S Rge 28 E, Summerland Key, Florida

This letter constitutes a Certificate of Compliance, as specified by Section 6-102 of the Comprehensive Plan. The Certificate of Compliance is required by law prior to the issuance of any building permit when no other development approval is required other than a building permit. The purpose of its issuance is to ensure that any proposed development or modification of existing development within the County complies with the Land Development Regulations and any special provisions affecting a specific land use district or activity. Your application complies with land use regulations of the Monroe County Comprehensive Plan.

This Certificate of Compliance must accompany payment of any applicable impact fees at the time you intend to obtain the site preparation and construction permits.

Sincerely,

Ruth E. Weiss
Planner

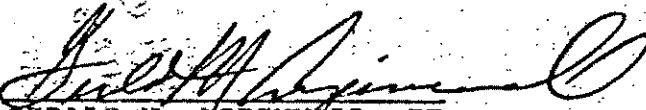
Development Review Coordinator

V-ZONE STRUCTURAL CERTIFICATION OF COMPLIANCE FOR STRUCTURE
FOR BLANCHE BERGIN

AT LOT 32 SUMMERLAND ESTATES
SUMMERLAND KEY

PER MONROE COUNTY ORDINANCE 30-1983 WITH AMENDMENTS:

- 1) PILING OR COLUMNS USED AS STRUCTURAL SUPPORTS
ARE DESIGNED AND ANCHORED SO AS TO WITHSTAND ALL APPLIED
LOADS OF THE BASE FLOOD FLOW.
- 2) BUILDING IS DESIGNED TO BE SECURELY ANCHORED
ON PILING AND COLUMNS SO AS TO WITHSTAND VELOCITY WATERS
AND HURRICANE WAVE WASH ASSOCIATED WITH WIND VELOCITIES
IN ACCORDANCE WITH SECTION 1205 STANDARD BUILDING CODE.
- 3) NOT VALID WITHOUT SIGNATURE AND EMBOSSED SEAL.


GERALD H. ASPINWALL, PE
FLORIDA REG # 21289

DATE 1-15-88

MONROE COUNTY BUILDING DEPARTMENT

AFFIDAVIT FOR OWNER/BUILDER PERMITS

Roof-overs, Florida Room
Screened Porches/Rooms
Sheds/Garages
All Additions

Congratulations and good luck with your Owner/Builder project. Please call on us if the Building Department can be of assistance. This affidavit is designed to help you avoid some of the traps owners/builders often fall into. Please read an initial each item. THE CODES WILL BE STRICTLY ENFORCED.

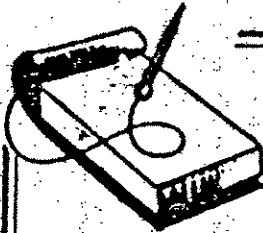
1. BLANCHE BERGIN Cecily Wirsching - daughter do hereby certify that, as owner/builder, I understand and acknowledge the following:

- 1.24 1. I am personally responsible for knowledge of applicable building codes, ordinances, etc., including mechanics lien laws.
- 1.24 2. Non-conformance to such codes, etc. may result in prosecution, stop-work orders, denial of certificate of occupancy, inflated insurance rates and demolition of non-conforming structures.
- 1.24 3. I will be on the premises either supervising or working at all times, or a licensed contractor will be there. I will submit an I.D. upon Inspector's request.
- 1.24 4. Homeowners doing their own wiring are not allowed to hire help to install wiring in their house, not even free help. Anyone installing wiring in another's house is required to have a county certificate of competency. Homeowners are required to follow the National Electrical Code and the county electrical code, which in some instances supersedes the National Electrical Code. They are also required to do the same quality of work that the electrical contractor is required to do. If defects, omissions, or violations exist on any part of the wiring system, approval will be withheld until corrections have been made to comply to code. Where homeowners attempting to wire their own homes, after three (3) inspections have been turned down for violations or sloppy work, the electrical inspector may put a stop work order on the electrical portion of the job and require a county licensed contractor to complete the job.
- 1.24 5. I understand that any person which I may wish to hire to aid me in the construction of my home, except for common laborers, must hold a valid County Certificate of Competency or be a State Licensed Contractor.
- 1.24 6. Any deviation from the permits plans must be submitted to the building department for approval. A set of approved plans will be kept at the job site. A Certificate of Occupancy will not be issued until the project conforms to the permits plans.
- 1.24 7. The permit will become null and void if work has not commenced within ~~thirty (30)~~ ^{sixty (60)} days.
- 1.24 8. Additional permits or approvals might be required from other departments or agencies, i.e. U.S. Corps of Engineers, DCA, DER, DNR, HRS, Health Department, etc.
- 1.24 9. Certain surveys and/or certifications must be submitted by a registered engineer/architect or land surveyor.
- 1.24 10. I must call the building department to request construction inspections (list of required inspections will be provided). I will be on site during each inspection. Uninspected work is subject to demolition.

- C. H. 11. The permit will become null and void if work is suspended or abandoned for a period of more than one hundred and twenty (120) days. Work must be carried on progressively in a substantial manner. One inspection every 120 days does not meet the intent of this requirement.
- C. H. 12. Reinspection of incomplete or rejected construction will require a reinspection fee.
- C. H. 13. The permit can be revoked at any time in the presence of proof that there has been a false statement or misinterpretation in the application.
- C. H. 14. I am subject to tax and social security withholding laws.
- C. H. 15. I am subject to government bookkeeping and record keeping laws.

Signed Lucy Berger Kuschner
Owner/Builder

Signed Becky Reynolds 5-22-81
Monroe County Building Dept.



A Quick Note from the desk of:

Summerland Estates

Adjoining property to Lot 32.

Lot 31- William O. Kemp
Floyd Faulkner, Trustee
P.O. Box 183
Elk Lake, Ontario, Canada
POJ 1G0

Lot 33- Consuelo H. Losley
605 Simonton St.
Key West, FL. 33040

WED

DATE

6-3-88

TIME REC:

2:15

INSPECTOR

Joe

Mid-da

TYPE INSPECTION

Footing

Tues

PERMIT #

881-991

LOT

32

BLOCK

SUBDIVISION

Summerland Est.

OWNER

Bergin

INSPECTORS SIGN

Joe Gaskait

DATE

6-8-88

STREET

E. Shore Dr

KEY

1st on right

CALLER -

CONTRACTOR

Owner

86-6199

DATE

8-22-88

TIME

12:15

INSPECTOR

Jerry

TYPE INSPECTION

Final Elec.

PERMIT #

881-991

LOT

32

BLOCK

SUBDIVISION

Summerland Est.

OWNER

Bergin

INSPECTORS SIGN

Joe Gaskait

DATE

8-27-88

STREET

E. Shore Dr.

KEY

Fri

CALLER -

CONTRACTOR -

Owner Builder

BL PL99

DATE

8-22-88

TIME

12:15

INSPECTOR

Larry

TYPE INSPECTION

Final Plbg

PERMIT #

881-991

LOT

32

BLOCK

SUBDIVISION

Summerland Est.

OWNER

Bergin

INSPECTORS SIGN

Larry Waters

DATE

8/29/88

STREET

E. Shore Dr.

KEY

Summerland

Fri

Permit posted
Right hand side of
st on metal stills

CALLER -

CONTRACTOR -

Owner Builder

DATE

8-22-88

TIME

12:15

INSPECTOR

Joe

TYPE INSPECTION

Final Bldg

PERMIT #

881-991

LOT

32

BLOCK

SUBDIVISION

Summerland Est.

OWNER

Bergin

INSPECTORS SIGN

Joe Gaskait

DATE

8-28-88

OK

STREET

E. Shore Dr.

KEY

Fri

CALLER -

CONTRACTOR -

Owner/Builder
Cally Marshing

Res 143

ST. GALVANS

Enslaved

2 May 2005

490 Lesrohde Dr.
Ramrod Key, FL 33042

Monroe County
Planning and Environmental Resources
2798 Overseas Highway
Suite 400
Marathon, FL 33050

Attn: Suzzane Lex

Dear Ms. Lex

Enclosed are:

A copy of the original order for water service dated 1953

Copies of the three electric accounts from Keys Energy services -
These show that the accounts were established in 1983

An aerial view of the property (copied off the internet) I have identified the three
structures on the property on this aerial

Please let me know if you have any other requirements.

Respectfully

Timothy J. Bergin

A handwritten signature in black ink, reading "Timothy J. Bergin". The signature is written in a cursive style with a large, stylized "B".

UTILITY
PERMITTING

0000 VK BERGINS 4-20-67.
 PERMIT NO. _____ OWNER _____ DATE _____
 ADDRESS SUMMERLAND KEY.
 BUILDER OSCAR F. CYR
 SUB. DIV. SUMMERLAND KEY EST. TYPE BLDG. RE ROOFING
 LOT 17 BLOCK _____ SEC. _____ TS. _____ Rg. OFFICE
 EST. VALUE \$450.00 FEE 3.00
 1ST _____ 4TH _____ PLUMB. _____
 2ND _____ FINAL _____ ELEC. _____
 3RD _____ OCC. _____ TOTAL \$3.00
 REMARKS:

10855 Cecil Bergen 2-11-66
 PERMIT NO. _____ OWNER _____ DATE _____
 ADDRESS East Shore Dr. Summerland Key
 BUILDER Limer Reg. Plumber
 SUB. DIV. _____ TYPE BLDG. Plumbing
 LOT 17 BLOCK _____ SEC. _____ TS. _____ Rg. _____
 EST. VALUE \$0.00 FEE _____
 1ST _____ 4TH _____ PLUMB. 13.50
 2ND _____ FINAL _____ ELEC. _____
 3RD _____ OCC. _____ TOTAL 13.50
 REMARKS:

10854 Cecil Bergen 2-11-66
 PERMIT NO. _____ OWNER _____ DATE _____
 ADDRESS East Shore Dr. Summerland Key
 BUILDER Same
 SUB. DIV. _____ TYPE BLDG. _____
 LOT 17 BLOCK _____ SEC. _____ TS. _____ Rg. _____
 EST. VALUE 2000.00 FEE 6.00
 1ST _____ 4TH _____ PLUMB. _____
 2ND _____ FINAL _____ ELEC. _____
 3RD _____ OCC. _____ TOTAL 6.00
 REMARKS:

810000991 BERGIN, BLANCHE 5-27-88
 PERMIT NO. _____ OWNER _____ DATE _____
 ADDRESS East Shore Drive, Summerland Key
 BUILDER Owner
 SUB. DIV. Summerland Estates TYPE BLDG. Addition to
 existing to house - 480 SF
 LOT 32 BLOCK _____ SEC. _____ TS. _____ Rg. _____
 EST. VALUE \$12,000.00 FEE \$90.00
 1ST _____ 4TH _____ PLUMB. 30.00
 2ND _____ FINAL _____ ELEC. 30.00
 3RD _____ OCC. _____ TOTAL \$150.00
 REMARKS:

A18797 BERGIN, BLANCHE 10/2/87
PERMIT NO. OWNER DATE
ADDRESS P.O.Box 7, Summerland Key, Fla. 33042
BUILDER Marathon Roofing RC0043738
SUB. DIV. Summerland Ests TYPE BLDG. Re-roof - 1500SF
LOT 32 BLOCK _____ SEC. _____ TS. _____ RG. _____
EST. VALUE \$3,882.00 FEE \$90.00
1ST _____ 4TH _____ PLUMB. _____
2ND _____ FINAL _____ ELEC. _____
3RD _____ OCC. _____ TOTAL \$90.00
REMARKS: _____

8710000987 BERGIN, BLANCHE 12-09-87
PERMIT NO. OWNER DATE
ADDRESS East Shore Drive, Summerland KEY
BUILDER Marathon Roofing RC0043738
SUB. DIV. Summerland Estates TYPE BLDG. Roof Repairs
LOT 32 BLOCK _____ SEC. _____ TS. _____ RG. _____
EST. VALUE \$ 1,840.00 FEE \$ 30.00
1ST _____ 4TH _____ PLUMB. _____
2ND _____ FINAL _____ ELEC. _____
3RD _____ OCC. _____ TOTAL \$ 30.00
REMARKS: RE # 020071

23 August 2005

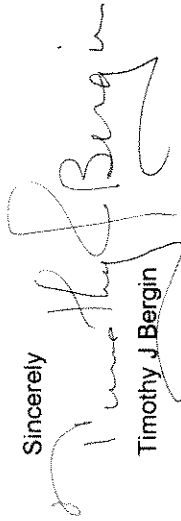
490 Lesrohde Dr
Ramrod Key, 33042

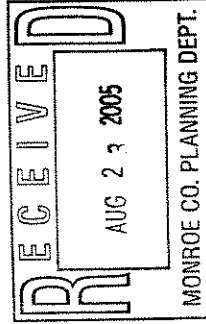
Ms. Suzanne K. Lex
Sr. Planning Technician
Department of Planning
Growth Management Division
Monroe County
2798 Overseas Highway
Marathon, FL 33050

Dear Ms. Lex:

In response to your letter of 15 August, 2005, in which you state that there are only two dwelling units on Lot 32, Summerland Estates, I submit the original real estate advertisement (1965) which clearly identifies the a guest house with a bedroom, living room and bath.

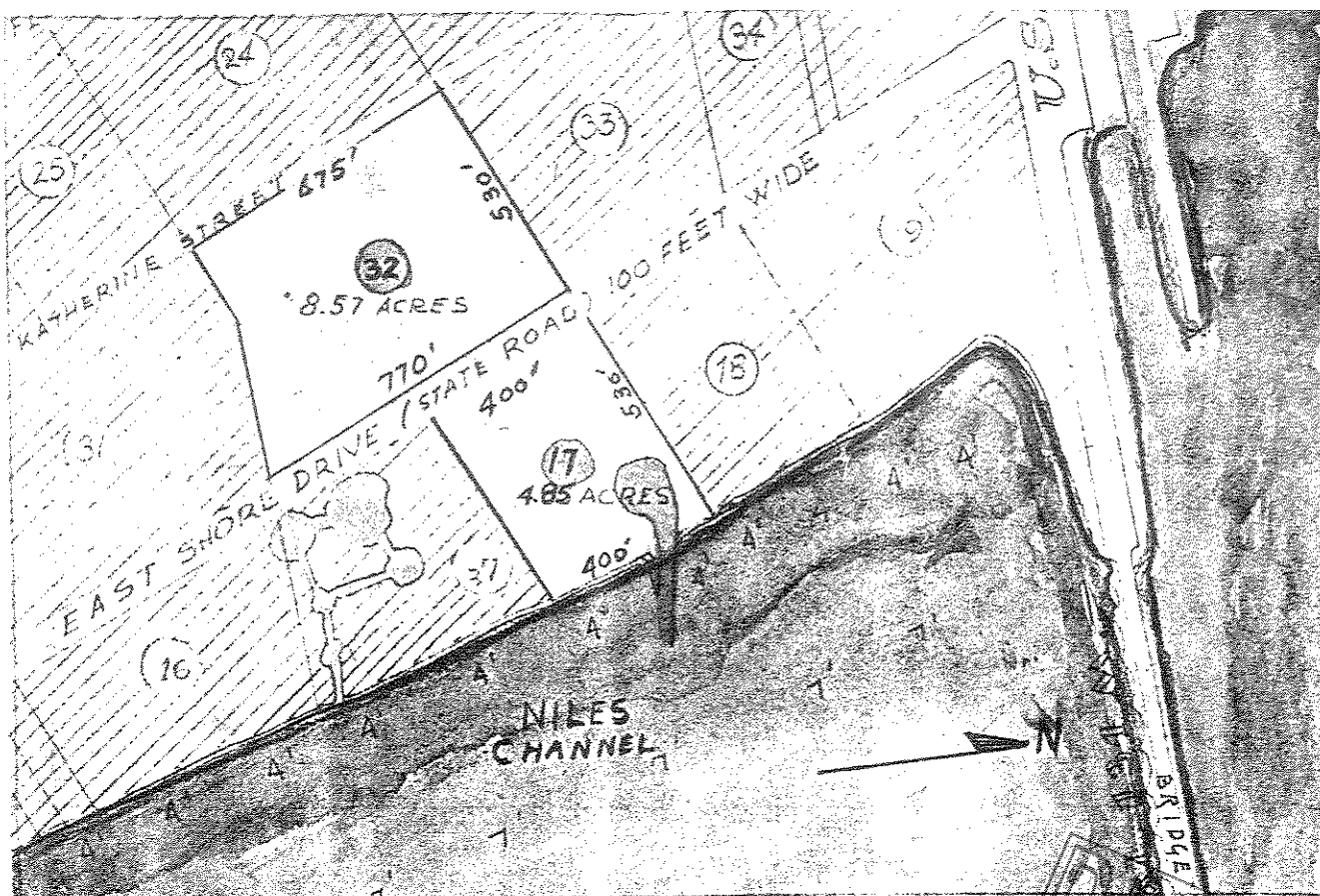
Sincerely


Timothy J. Bergin



(6/22/04)

APPROPRIATE
SALES ROOM



PLOT & LOCATION PLAN

DESCRIPTION OF IMPROVEMENTS - Cont'd:

A perfect place to build a birdhouse or fix your boats, or even for extra guests. Equipment - open air laundry just outside the house; emergency generator for power; large home freezer; dishwasher, range, wall oven, 3 refrigerators, complete air conditioning or heat; shower and lockers at boat basin for swimmers. Linens, dishes, etc., all are included. Grounds attractively landscaped with tropical palms, fruit trees and flowers.

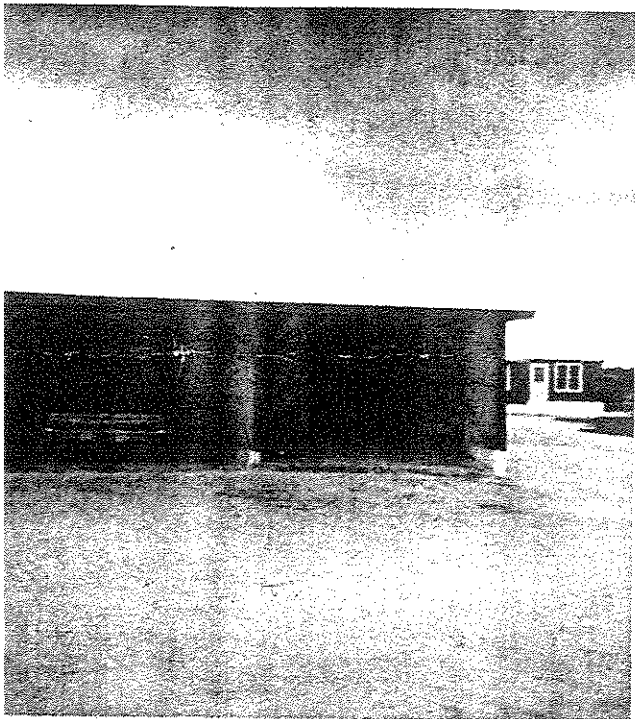
TAXES: \$661.74 (Without Homestead)

PRICE: \$73,000 entire estate furnished and equipped. WILL DIVIDE. The residence, guest house, garage & shop on 1-1/2 acres of Lot 32 can be purchased separately for \$38,000; the balance of the land in Lot 32, approximately 7 acres, could be purchased by another buyer for \$10,000; as could Lot 17, 4.85 acres, with boat basin for \$35,000.

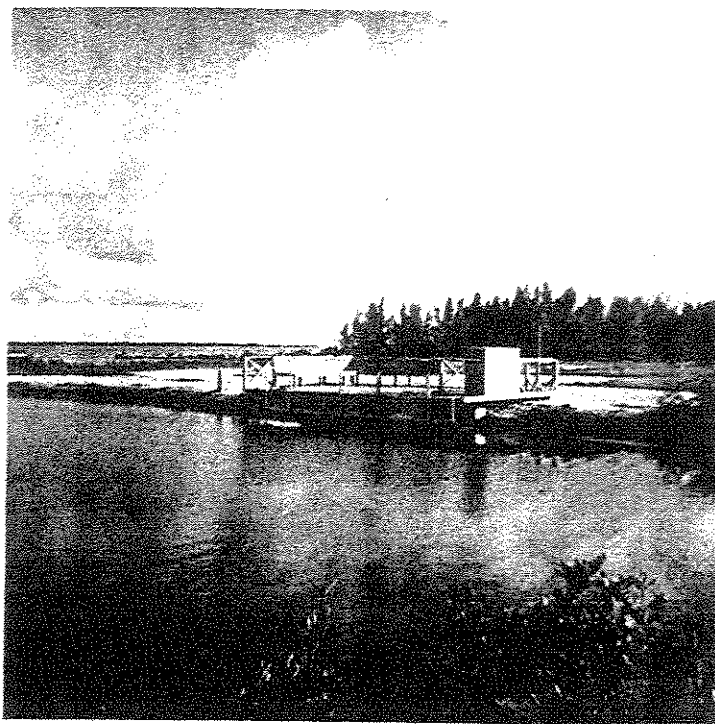
TERMS: Cash, or half cash. Seller will carry mortgage on the balance. Negotiable.

INSPECTION: Contact Walter W. Zittel, Jr., The Keyes Co., 630 Eaton St., Key West, Florida, Phone 294-3036. Inspection by appointment.

Any information given herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market or change in price without notice.



Garage



Dock at the Boat Basin

FLORIDA KEYS ESTATE

LOCATION: East Shore Road, Summerland Key, in the Florida Keys.

LEGAL: Lots 17 & 32, Summerland Estates Sub., Plat Book 2, Page 167, Monroe County, Florida.

SIZE PLOT: 13.42 acres.

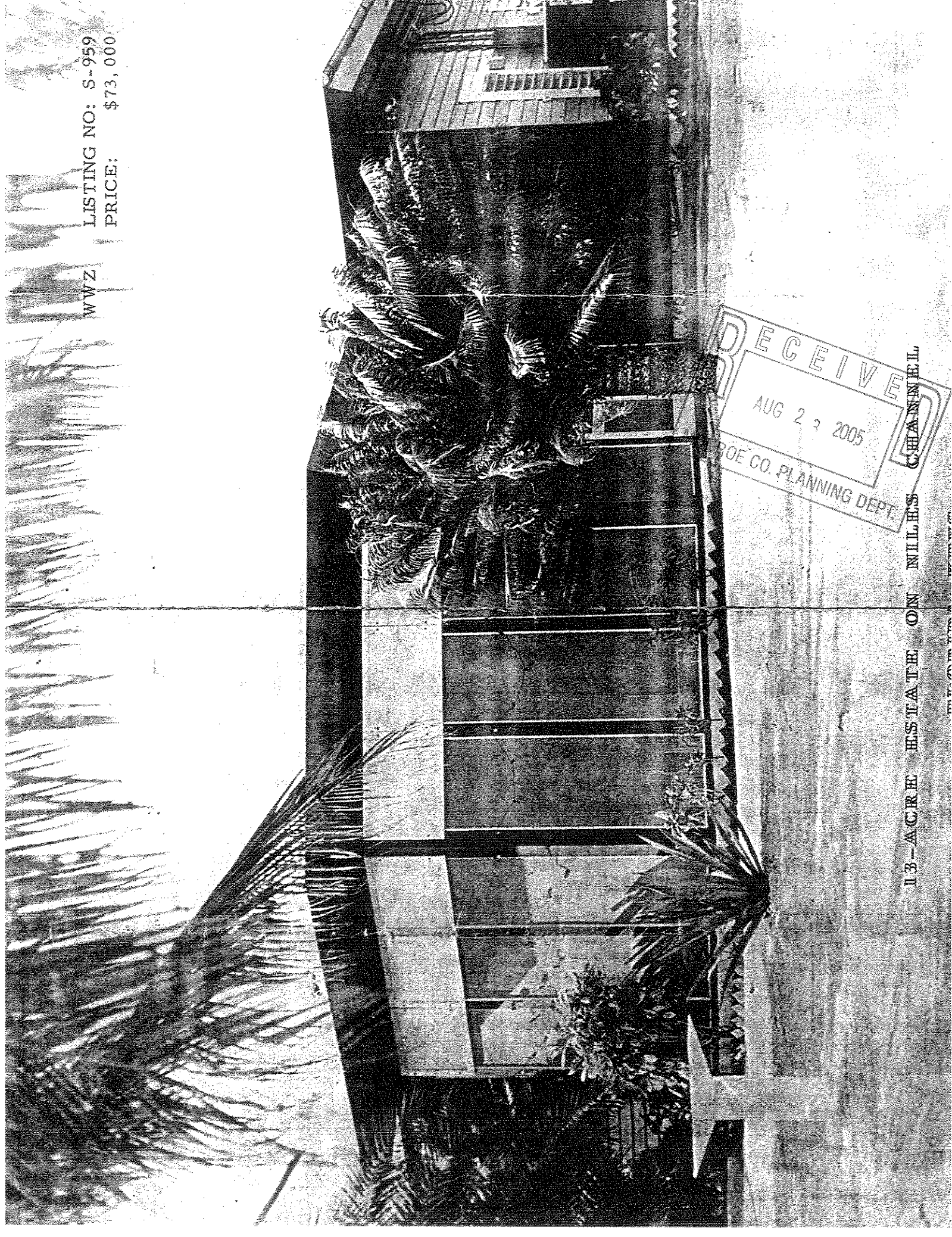
ZONED: Lot 32 - RU #1
Lot 17 - RU #3

FACES: East

REMARKS: A modern Florida Keys Estate containing main residence, guest house, garage, workshop, boat or swim basin and dock. 400 ft. on beautiful Viles Channel, 770 ft. on East Shore Drive. Fully furnished and equipped and ready for entertaining or family living now. Nothing further needed.

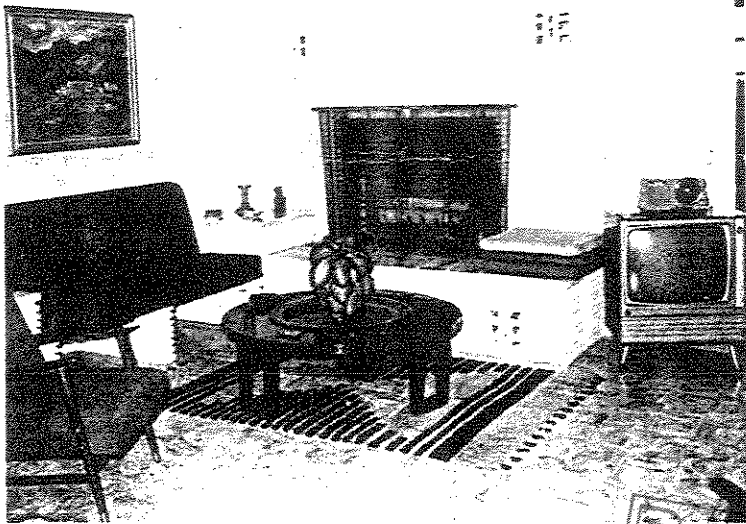
LISTING NO: S-959
PRICE: \$73,000

WWZ

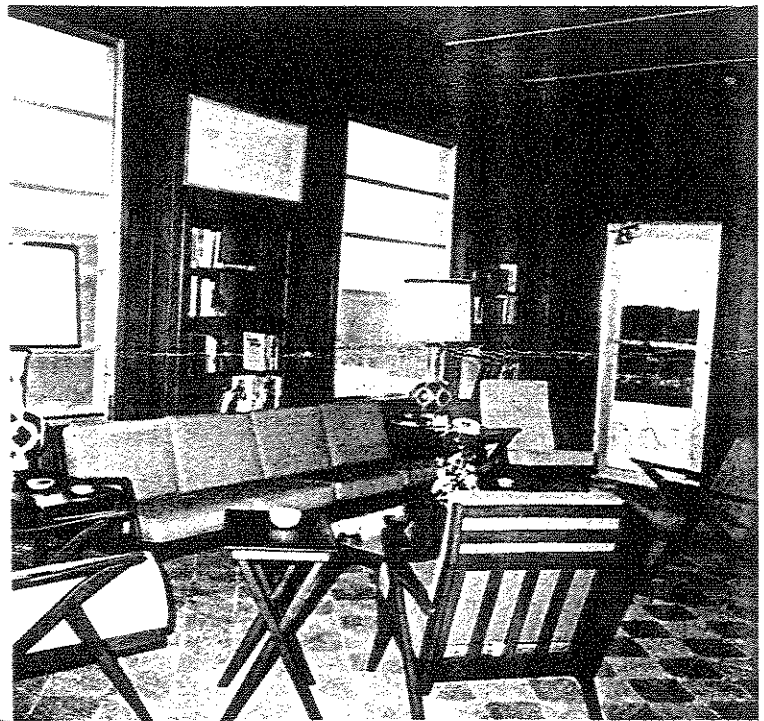


DECEIVE
AUG 2 2 2005
COE CO. PLANNING DEPT.

13-ACRE ESTATE ON NILES CHANNEL



Living Room



Informal Living Room



LOCATION ADVANTAGES: On quiet, cool Summerland Key, 1500 ft. from U. S. Highway #1. Boat basin on deepprotected Niles Channel which runs between Atlantic Ocean and Gulf of Mexico, giving ready access to best fishing areas. Located half way between Key West and Marathon. Summerland Key has an airstrip, stores and a post office, school busses for children and the world's best climate. 134 miles from Miami. One-half hour to colorful Key West.

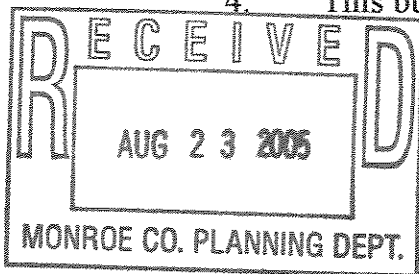
DESCRIPTION OF IMPROVEMENTS: The main residence of California red-wood exterior, consists of a formal living room with fireplace and an informal one with lots of windows and a barbecue; two bedrooms, two baths; screened porch; dining area and kitchen. It is attractively laid out and completely furnished and equipped with new modern furnishings in excellent taste. Every room is air conditioned or electrically heated. The Guest House is a separate unit in itself, with a bedroom, living room and bath. It has its own kitchen equipment. Two-car Garage building not attached to any of the other buildings, also contains emergency generator and central air conditioning equipment. Shop building complete with its own plumbing, tool storage, work areas, etc.

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MONROE

ON THIS DAY personally appeared before me, a Notary Public of the State of Florida, Timothy J. Bergin, who is personally known to me, and who, after being duly sworn states under oath as follows:

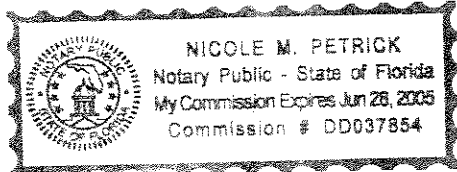
1. I am a resident of Monroe County, Florida for 4 years.
2. My parents (Dr. & Mrs. Cecil A Bergin) brought the property on Summerland Key, located at 230 East Shore Dr. in 1965, I have been coming down to that property intermittently until 2001, when I moved to Monroe County to become a full time resident.
3. The building that is on the Bergin property, which is located approximately 25 ft. to the west of the garage building contains a refrigerator, two compartment sink, an oven, and a bathroom. The bathroom contains a water closet, a sink and a shower. Those facilities have been there since my parents purchased the property.
4. This building has been utilized as a guest house for the last 40 years



Timothy Bergin

STATE OF FLORIDA
COUNTY OF MONROE

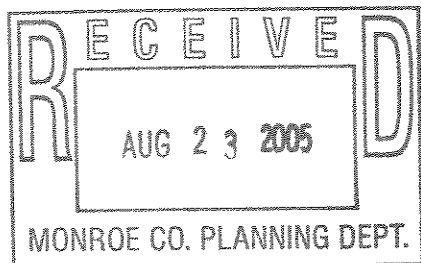
The foregoing instrument was acknowledged before me, the undersigned authority, this 23rd day of August, 2005, by TIMOTHY BERGIN, who is



personally known to me or who has produced Driver's License
as identification.

Nicole M. Petrick

Notary Public
State of Florida



ANDREW M. TOBIN, PA
Attorney at Law
Post Office Box 620
Tavernier, Florida 33070
Telephone 305-852-3388

Land Use & Zoning Law
Environmental Law
Administrative Law
Appellate Practice
Real Estate Closings

atanlaw@terranova.net

TOBIN
P. 305-852-3388

Via U.S. Mail and Fax: 289-2536

Suzanne K. Lex, Sr. Planning Technician
2798 Overseas Highway
Marathon, Florida 33050

Re: Bergin: Lot 17 & 32 Summerland Estates

Dear Ms. Lex;

Your letter of August 15, 2005 is incorrect with respect to whether the existing dwelling units on Lot 32 may be transferred to Lot 17. The issue is controlled by the definition of "adjacent" rather than "contiguous" as you assert.

I would like to suggest that you issue a corrected letter so that my client will not be required to undergo the time and expense of filing a formal appeal. As the appeal is due on Monday September 26, I would very much appreciate if you would let me know your position by Friday September 23.

I am enclosing the pertinent LDR definitions for your convenience.

Thank you for your consideration.

Sincerely yours,



Andrew M. Tobin, Esq.

cc: Thomas J. Willi, County Administrator
Timothy McGarry, Director of Growth Management

(C-22) *Construction, stormwater management*, means any on-site activity which will result in the change of natural drainage patterns and will require the creation of a new stormwater management system. (Ord. No. 19-1989, § 1(STM6))

(C-23) *Contiguous* means a sharing of a common border at more than a single point of intersection. Contiguity is not interrupted by utility easements.

(C-24) *Control elevation* means the lowest point above sea level at which water can be released through the control structure. (Ord. No. 19-1989, § 1(STM7))

(C-25) *Control structure* means the element of a discharge structure which allows the gradual release of water under controlled conditions. (Ord. No. 19-1989, § 1, (STM8))

(C-26) *Control zone* means the airspace extending upward from the surface of the earth which may include one (1) or more airports and is normally a circular area of five (5) statute miles in radius with extensions where necessary to include instrument approach and departure paths. (Ord. No. 19-1989, § 1(PD90J), (TC1))

(C-27) *County* means the County of Monroe in the State of Florida.

(C-28) *Cut and fill* means the removal of surface and subsurface materials by any means from one area and deposition of said materials in another area; also, the removal of surface and subsurface materials from one area and deposition of new materials in that area. (Ord. No. 19-1989, § 1(STM9))

(D-1) *DBH (diameter at breast height)* shall mean, for the purposes of this chapter, a tree diameter as measured from the base of the tree, taken at approximately four (4) feet above the surrounding grade.

(D-2) *Decision height* means the height at which a decision must be made, during ILS instrument approach, to either continue the approach or to execute a missed approach. (Ord. No. 19-1989, § 1(PD90-K), (TD1))

ANDREW M. TOBIN, P.A.

ATTORNEY AT LAW

P. O. BOX 620

TAVERNIER, FLORIDA

33070

Suzanne K. Lex
Sr. Planning Technician
2798 Overseas Highway
Marathon, FL 33050

SEP 26 2005



END OF ADDITIONAL INFORMATION

#25100